

---

# Part XVI

## Bonsall Community Plan

### San Diego County General Plan

---

#### **Adopted**

December 14, 1983

GPA 83 - 03

#### **Amended**

March 24, 1993

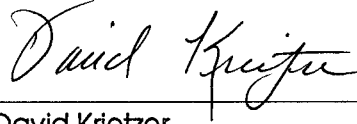
GPA 93 - 01

<b>Statement of Intent</b> .....	1
<b>Introduction</b> .....	2
<b>Background</b> .....	2
<b>Chapter 1 - Community Character</b> .....	3
<b>Chapter 2 - Land Use</b> .....	5
<b>Chapter 3 - Housing</b> .....	15
<b>Chapter 4 - Circulation</b> .....	18
<b>Chapter 5 - Public Services and Facilities</b> .....	23
<b>Chapter 6 - Conservation</b> .....	35
<b>Chapter 7 - Parks and Recreation</b> .....	55
<b>Appendices</b>	
<b>A . 1 - 15 Corridor Plan</b> .....	59



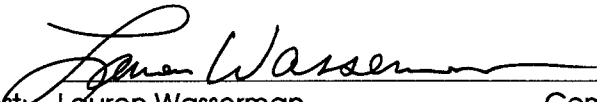
## CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 93-01, Item 1, is the Bonsall Community Plan and is a part of the Land Use Element, Section II, Part XVI, of the **San Diego County General Plan**, and that it was approved by the San Diego County Planning Commission on the 20th day of November, 1992.



David Krietzer

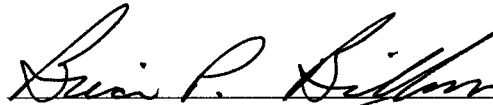
Commission Chair



Attest: Lauren Wasserman

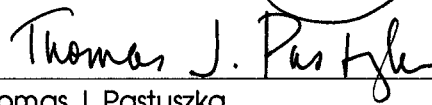
Commission Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 93-01, Item 1, is the Bonsall Community Plan and is a part of the Land Use Element, Section II, Part XVI, of the **San Diego County General Plan**, and that it was amended by the San Diego County Board of Supervisors on the 24th day of March, 1993.



Brian P. Billbray

Board Chair



Attest: Thomas J. Pastuszka

Clerk of the Board

A history of the amendments to this Plan is available at the Department of Planning and Land Use.

Adopted, December 14, 1983, GPA 83-03

Seventh Amendment, March 24, GPA 93-01 (Update)



## BONSALL COMMUNITY PLAN TEXT

### Table of Contents

	<u>Page</u>
STATEMENT OF INTENT . . . . .	1
INTRODUCTION . . . . .	2
BACKGROUND . . . . .	2
1. COMMUNITY CHARACTER . . . . .	3
2. LAND USE . . . . .	5
GENERAL . . . . .	5
RESIDENTIAL . . . . .	6
AGRICULTURAL . . . . .	9
COMMERCIAL . . . . .	10
INDUSTRIAL . . . . .	11
SPECIFIC PLAN AND PRIVATE DEVELOPMENT PLAN AREAS . . . . .	11
3. HOUSING . . . . .	15
4. CIRCULATION . . . . .	18
5. PUBLIC SERVICES AND FACILITIES . . . . .	23
PUBLIC SAFETY . . . . .	23
LAW ENFORCEMENT . . . . .	23
FIRE PROTECTION . . . . .	24
SCHOOLS . . . . .	25
LIBRARIES . . . . .	27
SEWER . . . . .	28
WATER . . . . .	29
SOLID WASTE . . . . .	31
REGIONAL FACILITIES . . . . .	32
GOVERNMENT STRUCTURES . . . . .	33
6. CONSERVATION . . . . .	35
GENERAL . . . . .	35
AIR QUALITY . . . . .	37
CULTURAL RESOURCES . . . . .	38
DARK SKY . . . . .	41
FLOODPLAINS AND WATERCOURSES . . . . .	42
MINERALS . . . . .	44
OPEN SPACE . . . . .	46
SOILS . . . . .	48
VEGETATION AND WILDLIFE . . . . .	49
VISUAL RESOURCES . . . . .	51
WATER . . . . .	52
7. PARKS AND RECREATION . . . . .	55
APPENDIX A -- I-15 CORRIDOR SUBREGIONAL PLAN . . . . .	A-1



## POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this Community/Subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities, both public and private, is necessary to make these policies successful.

A code within brackets [ ] has been placed at the end of each policy within the Plan Text to identify which County department or sub-departmental section of the Department of Planning and Land Use is responsible for taking the lead in carrying out the policy. In addition, there is a code identified as "GEN", which indicates those policies that are of a general concern to all persons or groups that might be involved in department or plan implementation.

This approach will assist in providing detailed information regarding policies easier to locate, and aid staff in overseeing the progress of the plan.

### CODE

GEN	POLICY OF GENERAL APPLICATION
DPW	DEPARTMENT OF PUBLIC WORKS
DPR	DEPARTMENT OF PARKS AND RECREATION
DHS	DEPARTMENT OF HEALTH SERVICES
DA	DEPARTMENT OF AGRICULTURE
SH	SHERIFF'S DEPARTMENT
DPLU	DEPARTMENT OF PLANNING AND LAND USE
B	- BUILDING CODES ENFORCEMENT
CP	- COMMUNITY PLANNING
E	- ECONOMICS AND DEMOGRAPHICS
F	- FACILITIES PLANNING
G	- GRAPHICS SECTION
H	- HOUSING SECTION
L	- LANDSCAPING
R	- REGIONAL PLANNING
S	- SYSTEMS COORDINATION AND DATA PROCESSING
T	- TRANSPORTATION PLANNING SECTION
W	- WATER SECTION
Z	- ZONING CODES ENFORCEMENT

NOTE: These codes are for internal Department use only and are not a part of the adopted Text.





## BONSALL COMMUNITY PLAN TEXT

### STATEMENT OF INTENT

The Bonsall Community Plan Text has been developed in conjunction with the Regional Land Use Element (General Plan) to provide guidelines by which land use decisions can be made. The Plan Text is intended for use with the adopted Bonsall Community Plan Map.

Each chapter of the Plan Text represents a subject area which coincides with an adopted element of the County General Plan. The purpose of addressing these elements within this Plan Text is to ensure that the goals and policies formulated by the community will be compatible and consistent with those found in the General Plan.

Within each chapter of this Plan Text are goals, findings, policies and recommendations. The term "goal" as used in this Plan Text refers to a purpose or an ultimate end toward which an effort is directed. The goals which follow reflect a thoughtful analysis of the citizens of Bonsall and the kind of community that is desired. The goals are not regulations, nor do they substitute for detailed analysis of current issues. They are intended to give direction to detailed planning studies which will result in definitive methods, programs, and recommendations for attaining these goals.

The use of the term "findings" in this Plan Text refers to basic statements of fact.

The term "policy" as used in this Plan Text refers to those principles which guide the allocation of County resources toward prescribed outcomes consistent with the goals. The policies contained within this Community Plan Text should be regarded as applications of broad General Plan policies which are designed to fit the specific or unique circumstances existing in the individual communities.

The Bonsall Community Plan Text supplements all existing elements of the San Diego General Plan with specific emphasis on the planning needs of the Community Plan area.



## **INTRODUCTION**

Preparation of the Plan Text is legally authorized under Section 65101 of the California Government Code, State of California and Board of Supervisors' Policy I-1. These policies and State guidelines were used in the preparation of this Plan Text. The Plan Text represents a specific guide for the land use, conservation, and circulation; a guide for use by service delivery specialists; and recommendations to facilitate coordination of plans of other public agencies and the private sector. The Plan Text does not itself establish new legislation or rezone property. However, it paves the way for appropriate actions to be taken through the regular legislative process. The Plan Text reflects multi-disciplinary, specialized input of the Department of Planning and Land Use, together with the community focus provided by the Bonsall Sponsor Group.

This Plan Text was prepared by the Bonsall Sponsor Group, with public input, and staff assistance from the County Department of Planning and Land Use.

## **BACKGROUND**

The Bonsall Community Plan area encompasses approximately 32.8 square miles, or approximately 21,042 acres. It is located in the foothills of the Peninsular Mountain Range in the unincorporated area of northern San Diego County.

The southern boundary of the Bonsall Community Plan area is approximately 40 miles north of downtown San Diego. The Plan area is bordered by the community of Fallbrook to the north, the City of Oceanside to the west, the community of Valley Center to the west, and the North County Metropolitan Subregion and City of Vista to the south.

The community of Bonsall is characterized by a series of hills, valleys, and drainage areas. This hill and valley topography has resulted in a predominance of low density estate type residential lots and agricultural land uses. Also characterizing the Bonsall area is its golf courses and equestrian facilities. Commercial activity in Bonsall is centered in the Mission Road/Olive Hill Road and Highway 76 area.

The 1990 U.S. Census figures indicated there were 9,115 residents in the Bonsall Community Plan area, and 3,384 housing units.



## 1. COMMUNITY CHARACTER

### GOAL

PRESERVE AND ENHANCE THE RURAL CHARACTER OF BONSCALL THROUGH THE PROTECTION OF AGRICULTURE, ESTATE LOTS, RIDGELINES AND THE COMMUNITY'S NATURAL RESOURCES.

### FINDINGS

The Bonsall area consists primarily of low-density estate type residential and agricultural uses. Houses are generally located far apart and randomly, on hillsides and hilltops, as well as in the valleys. Surrounding the houses are large open spaces composed of fallow fields, undisturbed native vegetation, and agriculture. Agriculture is a key factor in Bonsall's rural community character, as are the scenic, sometimes narrow and winding, rural roads and rolling hill and valley topography.

A common value for most residents is the tranquil, private, rural life, provided by the large open spaces between houses, screening vegetation, beauty of natural landforms, natural resources and features, lack of noise and congestion, and the presence of agriculture and animal raising.

The ridgelines, hilltops, and steep slopes prevalent in Bonsall are important natural resources, and are important factors in the visual beauty and rural community character of Bonsall. Structures too great in height can adversely impact these natural landforms and their visual contribution to community character.

### POLICIES AND RECOMMENDATIONS

1. Where mass transit facilities are not planned, decreases in housing densities should be considered where development at existing densities would result in adverse impacts to traffic circulation. [CP] [T]
2. Slopes shall be a significant factor when determining the appropriate Plan designation. [CP]
3. The Bonsall Bridge should be preserved as a historic structure of great beauty, symbolic of Bonsall's rural community character. Projects in the Bonsall Bridge area, at the intersection of Highway 76 and East Vista Way should be carefully reviewed to determine if adverse impacts would result to the Bridge or to community character, including traffic impacts to East Vista Way and Highway 76. [CP] [T]
4. Densities should be reduced, when necessary, to prevent intensification that would create traffic conditions which would conflict with the rural community character. [CP] [T]

5. The land use and housing elements of this Text must consider the potential ultimate buildout of this plan, and the effects at ultimate buildout upon community character. [CP]
6. All elements of the Community Plan, including land use, housing, and circulation should be consistent with the preservation and enhancement of community character. [CP]
7. Whenever possible, buildings should be sited below ridges or set back with sufficient distance to minimize visual impacts. Screening vegetation is encouraged to visually shield all structures. [CP]

## 2. LAND USE

### GENERAL

#### GOAL

TO PRESERVE AND ENHANCE THE RURAL COMMUNITY CHARACTER OF BONSALL, WHILE PROVIDING ADEQUATE LEVELS OF LOCAL SERVICES TO RESIDENTS, AND ALLOWING A DIVERSITY OF LAND USES.

#### FINDINGS

The predominant land uses in the Bonsall Community Plan Area are agriculture and estate lot rural residential. The Country Town (CT) is the central service area for this rural community.

Residential lot sizes outside the CT area range from approximately 1 acre in the southwest portion of the community to 2 to 20 acres or more throughout the remainder of Bonsall. Regardless of lot size, the residential neighborhoods outside the CT area have a rural quality.

The rural residential quality of Bonsall is due primarily to the wide spacing and random placement of houses brought about by varied setbacks, elevation, and orientation; diverse architecture, open spaces around houses, and varied use of those open spaces (fallow fields, native vegetation, groves, agriculture, animal keeping, etc.).

#### POLICIES AND RECOMMENDATIONS

1. All proposed urban land use designations, as defined in the Regional Land Use Element, shall be confined to the CT and Specific Plan Areas (SPA). [CP]
2. The CT area shall be confined to an area which is generally centered around the Mission Road/Olive Hill Road and Highway 76 intersections. [CP]
3. The West Lilac Road corridor of Bonsall has a very rural character, and this should be maintained consistently throughout the length of West Lilac Road. [CP]
4. The CT shall be minimized in the (24) Impact Sensitive Plan Designation. [CP]
5. Heliports, helistops, and airports should be properly controlled, so as to maintain rural quiet, privacy, and tranquility. [CP] [Z]
6. Uses such as sand mining in the (24) Impact Sensitive Plan designated areas should be restricted so that adverse impacts to conservation, circulation, safety, and community character (including tranquility, quiet, and low congestion) do not occur, unless mitigated or overriding findings are made pursuant to the California Environmental Quality Act (CEQA). [CP]

7. Where the (25) Extractive Plan Designation is proposed for application, impacts to conservation, circulation, safety, and community character (including tranquility, quiet, and low congestion) shall be considered in determining whether or not to apply this Plan Designation. [CP]
8. Use permits with requirements for mitigation and/or reclamation plans shall provide bonding in accordance with State and Local regulations. [CP] [Z]
9. Grading should be contoured to blend with natural topography, rather than consist of straight edges. [CP] [DPW]
10. Significant natural resources and features should be protected. Examples of these include: lakes, ponds, streams, marshes, riparian areas, wetlands areas, habitats, large boulder clusters, large individual trees or stands, and open space in its wild or natural state. These constraints on the land may dictate a lesser yield of lots for subdivision. [CP]
11. When applying the (18) Multiple Rural Plan Designation, primary consideration should be given to predominately steep slope areas, in order to preserve and protect the environment, and to lessen grading and erosion. [CP]
12. The floodplain area may not be elevated to provide a buildable area for a habitable or permanent structure, nor may the waterway or natural drainage course be channeled to provide a buildable area, or area for septic use, either by discretionary permit or by proposed subdivision; unless it can be shown that such elevation or channelization will not be detrimental to any natural resources within the floodplain and will result in a more environmentally sensitive project. [CP] [DPW]

## **RESIDENTIAL**

### **GOAL**

ENCOURAGE RESIDENTIAL DEVELOPMENT THAT IS CONSISTENT WITH THE COMMUNITY'S RURAL CHARACTER AND TO ITS NATURAL RESOURCES.

### **FINDINGS**

Developed residential areas throughout Bonsall consist primarily of low density, estate type lots, many of which are combined with agricultural uses. This type of development, as well as the rolling hill and valley topography of the area, gives Bonsall its rural atmosphere. Areas developed with urban residential densities are confined to the CT and SPA's of Bonsall.

The theoretical maximum lot yield (density) for a subdivision according to County guidelines is a hypothetical maximum, not a guarantee, nor a minimum.



The location of houses is more important in preserving community character than is the location of lot lines, since lot lines are frequently invisible in the rugged rural setting of Bonsall. Community character is optimized when a subdivider, in designing a subdivision, places all the house envelopes first, to optimize conformance with the Residential Policies and Recommendations of this Plan Text, and then later draws in lot shapes and lines.

Rural community character is an important part of Bonsall's quality of life. Some examples of this rural community character may be the following:

Houses placed as far apart from one another as possible. In instances where there are constraints on the land which make it difficult to place houses far apart with a particular project, projects may need to be redesigned in order to allow the residential development to be compatible with the rural community character.

Houses on adjacent parcels staggered in their location on the land.

On hilly or sloped land, house placement and angles work in harmony with the topography of the land and also allow adjacent houses to differ in topographic elevation.

Mass grading for residential development is discouraged in the rolling terrain of Bonsall, since the rural character is maintained by preserving natural landforms. Individual lot grading may enable houses to be scattered more randomly and reduced in height. Localized grading for pads and driveways is visually mitigated with screening vegetation when necessary.

Screening vegetation used to give rural privacy and to screen houses, driveways, and grading effects.

Typical lot line delineations are open split rail fences, randomly planted vegetation, or earthen berms where noise control is required.

These characteristics are not to be considered an inclusive or exclusive listing, but as examples of how rural community character could be maintained.

#### **POLICIES AND RECOMMENDATIONS**

1. House pads and envelopes shall be shown on all Tentative Maps. In addition, the Health Department layouts shall be included with each Tentative Map for public review. [CP] [DHS]

2. If there are adverse impacts to community character, or to the environment, or if there are other constraints on the land, then the number of proposed lots must be reduced, and/or the subdivision should be redesigned or impacts mitigated, unless a finding has been made that there are overriding social or economic circumstances. [CP]
3. Clustering shall be discouraged unless overriding justification can be established for it in a specific case. Overriding justification may be found if a clustered project will protect rural community character, or when the use of clustering would preserve sensitive resources or reduce visual impacts, provided that adverse impacts to any of these three factors are minimal, or mitigable.  
  
In any case, no future lot created in Bonsall may be smaller than 2 acres in a 4 acre zone, nor smaller than 1.5 acres in a 2 acre zone; no clustering shall be permitted in a 1 acre zone. The total number of lots proposed to be smaller than that required by the zone shall be limited to only those necessary to reduce grading and to preserve steep natural slopes and environmental resources on the site. [CP]
4. The minimum side yard setback for 2 acre or larger lots, in a 2 acre or larger zone should be 25 feet. [CP]
5. Street lighting is discouraged, but where required, must meet basic safety standards and the County Light Pollution Code, Ordinance #7155. [CP] [DPW]
6. Adequate mitigation of impacts to roads, schools, and other community facilities should be considered as a factor in approving or disapproving any subdivision of land. [CP] [DPW] [T]
7. Signs should be regulated to prevent adverse impact upon the community pursuant to requirements of The Zoning Ordinance. [CP] [Z]
8. All accessory uses should have minimal impacts, and be compatible with the surrounding neighborhood and the rural community character. Accessory uses subject to a discretionary permit should be compatible with the neighborhood, including factors such as health, safety, and nuisance. [CP] [DHS]
9. For proposed major subdivisions, the planned development process, with accompanying Major Use Permit, is preferred to ensure the subdivision's ongoing compliance with the Residential Policies and Recommendations of this Community Plan Text, and its ongoing compatibility with the rural character of Bonsall. [CP]
10. For proposed subdivisions, dedicated open space easements should be used to protect the environment. [CP]

## **AGRICULTURAL**

### **GOAL**

PROTECT AND ENCOURAGE EXISTING AND FUTURE AGRICULTURE/HORTICULTURE AS A PROMINENT LAND USE THROUGHOUT THE BONSALE AREA.

### **FINDINGS**

According to the San Diego Association of Government's (SANDAG) 1990 preliminary Land Use Inventory figures, there were approximately 7,359 acres or 35 percent of the area of Bonsale in agricultural production at that time. The types of agricultural production range from flowers to tree crops with avocados being the largest crop produced. There are also approximately 492 acres in agricultural preserves, established by resolution of the Board of Supervisors pursuant to the Williamson Act of 1965. Of the 492 acres in agricultural preserves, approximately 112 acres are under Land Conservation Contract, also pursuant to the Williamson Act.

Agricultural land is a valuable resource in Bonsale as well as San Diego County in general. If this resource is depleted or adversely impacted, it may not be replaced elsewhere, due to the unique microclimates that exist throughout the area. These microclimates offer greater humidity and more uniform temperatures than found further inland. Such climatic conditions also have produced a unique soil.

Other land uses occurring in the area, such as residential, commercial, and recreational, may be located without consideration of microclimates and soils conditions. Land uses other than agriculture have greater choice of site location. Therefore, agricultural land merits protection from land uses which may be incompatible with agriculture.

Agriculture is important in maintaining the rural character of the community. Due to the relatively small area needed for certain tree crops, such as avocado and citrus, agriculture may effectively coexist with residential use. This mix of land uses serves to preserve and enhance the rural character of the area by providing a vegetation buffer between houses.

During periods of restricted water use, residential uses are given priority over agriculture in the allocation of water by the individual water districts. This necessitates the conservation of residential water use, so that agriculture may be protected.

### **POLICIES AND RECOMMENDATIONS**

1. Properties that are in agricultural use and are being proposed for development with estate sized lots, should be encouraged to retain agriculture as a compatible use. [CP]

2. Areas with existing agriculture and areas defined as suitable for agriculture should be considered for the (19) Intensive Agriculture Plan Designation. [CP]
3. The conservation of water for residential use shall be encouraged through the implementation of water saving techniques such as xeriscaping and dual piping. [CP] [L]
4. Agricultural use and land suitable for agricultural usage should be protected from land uses which may be incompatible with agriculture. [CP]
5. Agricultural uses should be unobtrusive and compatible with the surrounding neighborhood and the rural community character. [CP]
6. All discretionary permit applications should be assessed for compatibility with the surrounding neighborhood and the rural community character before they are granted. [CP]

## **COMMERCIAL**

### **GOAL**

PROVIDE FOR CENTRALIZED COMMERCIAL AREAS THAT WILL SERVE THE NEEDS OF THE LOCAL POPULATION AND THAT ARE DESIGNED WITH THE RURAL CHARACTER OF THE COMMUNITY IN MIND.

### **FINDINGS**

The majority of the commercially planned and zoned land, not including SPA's, is located within the CT area, in the vicinity of the intersection of Mission Road and Highway 76 and at the intersection of Olive Hill Road and Highway 76. Two shopping centers are located within this centralized area: 1) River Village, about 21 acres in size; and 2) Bonsall Village Center, approximately 11 acres in size. As of 1992, there were approximately 118 acres of commercially designated land within the Bonsall Community, 61 acres of which were vacant land at that time. There are several parcels designated for commercial use outside of the GPA 93-01 proposed CT area, to the south, along Mission Road.

Strip commercial (areas of commercial located outside of the centralized CT area) impedes traffic flow, due to the need for multiple access points, creates traffic hazards along roads and at intersections, and detracts from the community's rural character.

### **POLICIES AND RECOMMENDATIONS**

1. The future location of commercially zoned and/or planned areas shall be limited to the CT and SPA's. [CP]
2. Commercial development shall be limited to a scale and intensity that is consistent with the surrounding area. [CP]

## **INDUSTRIAL**

### **GOAL**

ENSURE THAT ANY FUTURE INDUSTRIAL DEVELOPMENT IN THE BONSALL AREA WILL BE OF A TYPE AND INTENSITY THAT IS CONSISTENT WITH THE RURAL COMMUNITY CHARACTER.

### **FINDINGS**

There are currently no areas in the Bonsall Community planned for industrial development.

### **POLICIES AND RECOMMENDATIONS**

Any future industrial development permitted within the Plan area shall meet all County standards and shall be compatible with Bonsall's rural community character.

### **SPECIFIC PLAN AREA (SPA) AND PRIVATE DEVELOPMENT PLAN (PDP) AREAS**

#### **Champagne Boulevard SPA (0)**

This SPA consists of approximately 100 acres and is located on the east and west sides of Champagne Boulevard, between the Lawrence Welk Country Club Village and the Circle "R" Resort. Of the total 100 acres, approximately 40 acres is located within the Bonsall Community Plan area and approximately 60 acres is located within the Valley Center and North County Metropolitan Plan Areas.

The objective of this SPA is to accommodate visitor-serving commercial uses similar in nature and complimentary to those found in the Lawrence Welk Country Club Village and the Circle "R" Resort developments. It is specifically intended that no residences be allowed, other than those already existing; that slopes in excess of 25 percent be left in their natural state; that all development be phased with the availability of adequate public services and facilities; and that sensitive environmental resources, including American Indian sites, be preserved.

Development shall be in accordance with all County goals, objectives and policies, including the County General Plan and Board of Supervisors Policy I-59 (Large Scale Project Review).

The following steps will be required, as a minimum, to implement this SPA:

1. A work program for the required Specific Plan describing the tasks performed, by whom, when, and at what cost, shall be prepared by the affected property owners, planning groups and the County of San Diego. The work program shall include, but not be limited to, the following items:

- a. Slope analysis - to identify terrain in excess of 25 percent and plans for preserving such areas in their natural state;
  - b. Environmental Impact Report - to identify sensitive environmental resources, archaeological and historical sites, high groundwater areas, and appropriate mitigating measures;
  - c. Infrastructure analysis - to determine available and needed public services and facilities;
  - d. Feasibility study - to determine the cost of establishing and operating a sanitation district to provide sewer service within and adjacent to this SPA shall be conducted. This feasibility study shall include preliminary engineering analysis of the costs of establishing and operating such a district;
  - e. Phasing plan - to determine the timing of development, ensuring that it not precede adequate infrastructure support;
  - f. Landscape plan - to be coordinated with the Scenic Preservation Guidelines adopted for the I-15 Corridor, through the I-15 Corridor Design Review Board; and
  - g. Financing plan - describing how all infrastructure provisions, as well as environmental mitigation and open space acquisitions/preservations are to be financed.
2. The cost of preparing the required Specific Plan and its studies shall be borne by the affected property owners. One method for meeting this cost would be through the establishment of a County Service Area (CSA), although other methods may also be acceptable.

#### **Dulin Ranch SPA (.24)**

The Dulin Ranch Specific Plan was adopted by the Board of Supervisors on April 26, 1978, and provides the long-term "master plan" for an area consisting of 1,860 acres. The SPA includes areas for open space, rural residential/agriculture, a school site, and fire station. It is the intent of the Community Plan to accommodate the Dulin Ranch Specific Plan as adopted by the Board of Supervisors.

It is the intent of the Board of Supervisors that any Specific Plan Amendment or Tentative Map for the Dulin Ranch Specific Plan Area (78-02) shall include an alternative route for Dulin Road (SC260) which shall not traverse the residential portion of the Rancho Monserate Mobile Home Park.

#### **Lake Rancho Viejo SPA (.81)**

Lake Rancho Viejo consists of approximately 469 acres, most of which is located in the community of Fallbrook. The approximate 50 acre portion of the SPA located within Bonsall is designated as open space.

### San Luis Rey Downs PDP

The San Luis Rey Downs PDP was adopted by the Board of Supervisors on February 8, 1972. The PDP includes approximately 2,613 acres and was planned as a thoroughbred horse/golf and country club community. The PDP consists of 18 subareas with uses including low to high residential densities, commercial, recreation, school site, and open space areas. Development of the PDP is nearly completed.

The County used PDP's as a development tool to review large scale development in the early 1970s, before Specific Plans were provided for. In the late 1970s, the Board of Supervisors adopted Policy I-59 (Large Scale Project Review), which provided for the use of Specific Plans, pursuant to Section 65450 of the Government Code, instead of PDP's. The General Plan has since been amended to conform to the Regional Growth Management Plan, and in many cases has been made more restrictive than the existing PDP's. To address this conflict, Policy 3.4 was added to the Land Use Element of the General Plan. Policy 3.4 states:

"Existing private development plans, specific plans and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties; and

The project has sufficient facility capacity to accommodate both the present and future population if built out to capacity; and

A substantial private investment in public facilities has been made on the basis of past approvals of development phases, and the proposed development does not exceed the maximum density as granted on the original PDP/Specific Plan or the proposed development does not exceed the maximum density as shown on the community/subregional plan maps which resulted from previous approvals of private development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals."

Therefore, development proposals where the San Luis Rey Downs PDP conflicts with the General Plan or the Community Plan, may be found consistent if the previous findings are made, and the PDP is amended to reflect what is approved.

### **Vista Valley Country Club SPA (.40)**

The Vista Valley Country Club Specific Plan was adopted by the Board of Supervisors in two parts. Part 1, consisting of the golf course only, was adopted on August 27, 1978, and part 2, consisting of the golf course and adjacent property was adopted on September 15, 1980. The Specific Plan provides for the long-term development of a site consisting of 413 acres total. A maximum of 78 dwelling units are permitted in the SPA. It is the intent of this Community Plan to accommodate the Vista Valley Specific Plan (golf course plus residential component) as adopted by the Board of Supervisors.



### 3. HOUSING

#### GOAL

**PROVIDE ADEQUATE HOUSING OPPORTUNITIES FOR ALL RESIDENTS WHILE MAINTAINING AND PROMOTING THE RURAL RESIDENTIAL CHARACTER OF THE COMMUNITY**

#### FINDINGS

Bonsall is a rural/agricultural community characterized primarily by large areas of agriculture and single-family estate lots. Bonsall's topographical features and environmental constraints, consisting of a series of hills and valleys, steep slopes, floodplains and riparian vegetation have resulted in this estate residential/agricultural pattern of development. Estate type lots and avocado and citrus crops are typically found scattered on the hills, while truck crops, equestrian facilities, golf courses, and roadways are found along the valleys and in the floodplain areas.

Commercial services and multi-family residential areas are centered in the Country Town Area, in the vicinity of Mission Road, Olive Hill Road and Highway 76. The community of Bonsall is rural in character, with limited infrastructure, and does not contain the high level of services or facilities necessary to support high density land uses.

The State of California requires local governments to create programs that provide adequate housing opportunities for all economic segments of the community. The San Diego Association of Governments (SANDAG) has identified the County's share of regional housing in the Regional Housing Needs Statement (RHNS), adopted by the Board of Supervisors in 1990. The Regional Share identifies the need for new housing units for each jurisdiction for five-year time periods and distributes the projected housing needs to "very low", "low", "moderate", and "all other" income levels. The densities considered to qualify for these income levels are as follows: 1) very low: 25 to 40 dwelling units per acre; 2) low: 18 to 25 dwelling units per acre; and 3) moderate: 8 dwelling units per acre. SANDAG has determined each community's Regional Share allotment by using vacant land availability and employment growth in each individual community, and these allotments will be incorporated into the County's Housing Element.

Areas located within the Country Town area, and with a Plan Designation of (7) Residential or higher, will contribute to the community's moderate income Regional Share requirement. The low and very low income housing needs within the community of Bonsall center around the need to provide adequate housing for farm workers and day laborers. Information regarding the number of farm workers employed in Bonsall is not known. However, approximately 7,359 acres, or 35 percent of Bonsall is in agricultural production, resulting in an intensive need for agricultural labor. Much of the demand for agricultural labor is seasonal, and therefore the agricultural worker is often transient and within the lower economic segments of the population. In addition to the need for low

cost farm labor, the predominance of large, high maintenance, estate type lots and the presence of equestrian activities in the community also contribute to the need for day labor.

The level of service needed to support densities which qualify for low and very low income housing, such as health services, extensive sewer services, and effective public transportation, is not available in this community and is not expected to be available within the next five years. The application of these densities may not be necessary because low and very low income housing can be provided via the discretionary permit process.

A significant number of housing units for the low and very low income households may be provided in the community plan area through the discretionary permit approval process. Bonsall includes within its boundaries the Singh Farms labor camp. The labor camp, completed in 1990, houses approximately 250 to 350 farm workers, depending upon the agricultural season. Besides providing decent, affordable housing for the much needed farm laborers, it provides laundry facilities, a cafeteria, and a recreation area for its employees.

In addition to the use of farm labor camps to meet the low and very low income housing needs within Bonsall, approval of farm employee housing, accessory dwelling units, second dwelling units, mobile home units on private lots, and mixed residential/commercial uses, where sufficient facilities exist, will also contribute toward meeting these housing needs.

In addition to the Regional Share, there is a community Fair Share requirement, adopted by SANDAG member agencies in 1979 and updated in 1984. The term "Fair Share" refers to the number of lower income households that require assistance so that no more than 30 percent of the total household income is spent on housing. The Fair Share goals for individual communities are based upon a five year time period and are updated on a regular basis. Fair Share goals for specific community plan areas are found in the Housing Element of the County General Plan. The Fair Share allocations for each three year period reflect the number of households that were assisted during the previous five years and the projected need for the area. The Fair Share requirement for Bonsall is quite low due to past performance in the community in assisting lower income households. A Fair Share contribution of particular importance is the previously mentioned Singh Farms labor camp for agricultural workers.

#### **POLICIES AND RECOMMENDATIONS**

1. Provide low cost housing opportunities for lower income households by encouraging residential uses as secondary uses in commercial areas, provided that adequate facilities and services exist. [CP] [H]
2. Encourage and support the establishment of additional farm labor camps within the community in order to provide low cost housing for farm workers and their families. [CP] [H]

3. Consider the application of commercial zones which allow mixed residential/commercial uses where appropriate, and where the necessary infrastructure exists. [CP]
4. Support incentives such as reduced fees and streamlined processing for farm worker housing and farm labor camp applications in an effort to provide low cost housing for the farm worker. [GEN] [H]
5. Encourage approval of the following discretionary permits which propose the addition of housing that will contribute to the needs of the low and very low income wage earner: 1) accessory dwelling units; 2) farm employee housing; 3) farm labor camps; 4) second dwelling units; 5) mobile home units on private lots; and 6) mixed residential/commercial uses. [GEN] [CP] [H]



#### 4. CIRCULATION

##### GOAL

DEVELOP A CIRCULATION SYSTEM WHICH WILL PRESERVE THE RURAL CHARACTER OF THE COMMUNITY AND PROVIDE A SAFE, BALANCED TRANSPORTATION SYSTEM WHICH INCLUDES AUTOMOBILE, BICYCLE, EQUESTRIAN, PEDESTRIAN AND MASS TRANSIT.

##### FINDINGS

The community consensus is that Bonsall preserve its rural character. The character of established communities can be significantly impacted by roads and the traffic generated from the region and the community. Yet there is a need to achieve a balance to concurrently satisfy transportation efficiency and safety goals. The developed areas of Bonsall are mostly estate residential and rural in character with an emphasis on agriculture. Similar land uses are planned for the future.

Many of the estate developments access public Circulation Element roads via narrow and meandering private easement roads. While contributing to the rural/agricultural character of Bonsall, reliance on private roads has, at times, created disjointed interior circulation and a strong potential for inadequate road maintenance and repair. Private roads are usually maintained with funds generated from private road maintenance agreements.

It is expected that funding for public road improvements will continue to be a problem in Bonsall.

Local Connectivity is a concept that identifies a circulation pattern which emphasizes integrating local public roads between adjacent neighborhoods. Local road connections are essential to efficient circulation. When subdivisions are not designed or built to connect neighborhoods with local public roads, then local connectivity is lost.

"Fair share road improvements" (where the developer is required to widen a road to its ultimate classification the length of the property) impact the community character by creating spot improvements rather than increasing the road capacity.

There are a few east-west circulations routes within the subregion that connect the urbanized coastal communities with the equally urbanized inland areas along the I-15 Corridor. This traffic from outside the community is impacting Bonsall.

Substantial traffic, noise, and safety impacts are occurring along Bonsall's northern boundary on State Route 76 between I-15 and the cities of Oceanside and Vista. This is due to commuting traffic from the neighboring communities of Fallbrook, Vista, Oceanside, and the rapidly growing population centers in Riverside County. Some relief may come as State Route 76 is reconstructed to accommodate highway traffic volumes.

The planning area's terrain has resulted in sight distance and related traffic problems. Careful planning to minimize access points onto Circulation Element roads is necessary during project review procedures.

The following Circulation Element roads through Bonsall are unique and it is important to identify them because the aesthetic qualities they possess are an important element contributing to the rural character of Bonsall:

1. Camino del Rey from Country Club Drive to its terminus at Old Highway 395.
2. Old River Road from the intersection of State Route 76 (Mission Road) to the intersection of Dentro de Lomas.
3. Olive Hill Road from intersection with State Route 76 (Mission Road) to planning area boundary.

Commercial trucks use Camino del Rey, West Lilac and Old River Road as routes through the community to access I-15 to the east and State Route 76 to the west. The noise produced is a substantial nuisance that impacts the rural character of the area. A large amount of truck traffic increases the danger on these roads for drivers and pedestrians, as well as school children.

The North County Transit District provides an important transit link between Bonsall, Fallbrook, Camp Pendleton, Oceanside and Vista (with a connection to the regional system at the Vista Transit Center).

#### **POLICIES AND RECOMMENDATIONS**

1. Recommend that commercial truck traffic be accommodated on the following Circulation Element roads: I-15, SR 76, and East Vista Way (S13). Projects requiring discretionary review and proposing an increase in truck traffic should, as a condition of approval, be required, where possible, to utilize roads that are determined suitable for the particular type of truck traffic to be generated; when not possible, noise mitigation should be considered. [GEN] [T] [CP]
2. Minimize access to all Circulation Element roads to encourage their use as throughways. Driveways, stop signs and traffic signals all serve to slow traffic on these routes which can divert traffic to non-Circulation Element roads. [DPW] [T]
3. Major traffic volumes should be routed around Bonsall rather than through the interior. Roads such as State Route 76, East Vista Way (S13), Gopher Canyon Road and I-15 should carry through traffic. Interior roads, such as Camino del Rey should carry primarily local traffic and remain rural to the degree consistent with safety requirements. [DPW] [T]

4. Classification of local traffic roads should reflect the low intensity land uses adopted in the Bonsall Community Plan. [T]
5. To maintain and/or improve scenic areas, road alignments and realignments shall be designed to minimize the alteration of the natural landform by following the contours of the existing, natural topography without sacrificing safety or sight distance criteria. When road alignments require the removal of existing vegetation, revegetation with native species should be required. [CP] [DPW]
6. Preservation and protection of sensitive habitats, such as wetlands, shall have priority over road location, relocation or realignment when other practical alternatives are available. Within the Bonsall Community Planning Area, all mitigation is encouraged to be on-site and site specific. Where not appropriate, mitigation within the Bonsall Community Plan Area shall be given primary consideration. [CP] [DPW] [T]
7. Retain the rural character of Bonsall roads by keeping meandering (with safe radii), rolling road surfaces instead of straight and level, high-speed roads. The design of road improvements shall preserve the scenic and rural values of the road, to the maximum extent possible consistent with public safety. [DPW] [CP]
8. Existing trees and vegetation located within the "right-of-way" of all public roads, and determined to be of significant visual benefit, such as the 100-plus year old oak trees along Camino del Rey, shall be retained to the maximum extent possible. If no alternative realignment can preserve such vegetation, mitigation shall be required, in the form of revegetation prior to, or phased with, the proposed project. Wider right-of-way, such as Rural Collectors with an 84 foot right-of-way over a 60 foot right-of-way, should be preserved to enable the road, when improved, to allow the flexibility to avoid certain trees and natural vegetation. [CP] [T] [DPW]
9. To produce unimpeded traffic flow in commercial areas, minimize direct access points onto Circulation Element roads by recommending new commercial development provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means. [DPW] [T] CP]
10. It is the intent of the Bonsall Community to prepare Community Right-of-Way Development Standards as authorized by Board Policy J-36. Potential funding sources for these community standards could include: assessment district, landscape maintenance district, donations, or community service district (CSD). The purpose of the Development Standards is to achieve a rural character by using alternative features within the parkway strip portion of the dedicated right-of-way for all Circulation Element roads. These standards could include:

- a. Appropriate landscaping to screen houses while still maintaining an appropriate site distance;
  - b. Trees planted at regular intervals with less extensive landscaping where significant viewsheds exist. These trees shall be maintained so that low branches are pruned to allow clear sight visibility of adjacent access;
  - c. One side of the road may have an equestrian trail and the other side of the road may have a foot-path with rustic benches placed at convenient intervals;
  - d. Provide County Standard bikelanes within the "vehicle area", i.e., "travel way" where designated (Specific Policies and Recommendations by Circulation Element Road);
  - e. Bonsall roads shall not be provided with street lamps except at intersections or hazardous areas where shielded street lighting shall be provided and;
  - f. Where edge of pavement barrier is necessary, use concrete curb and gutter - rolled (Regional Standard Drawing G-4). [DPW]
11. Utilities shall be undergrounded, with the exception of those that are exempt and cannot be undergrounded. [DPW] [CP]
  12. Establish and coordinate a separate system, within the community, of bikeways, equestrian and pedestrian trails connecting residential areas to schools, recreational facilities, and the Country Town. Promote safe and attractive pedestrian, bicycle and equestrian crossings at logical points on Circulation Element roads. [DPW] [DPR] [T]
  13. Bonsall supports the County's efforts to develop a program to allow new development to contribute its fair share to the overall improvement of roads within the planning area rather than made to build 1/2 width "fair share road improvements". To the extent necessary for safety considerations, road(s) should be improved to allow for left hand turn pockets and deceleration lanes. [GEN]
  14. Revenue mechanisms should be aggressively sought as a source with which to bring about needed large-scale capital improvements and to improve existing problem areas in Bonsall. [GEN]
  15. Support the Air Pollution Control District's implementation of the automobile standards to minimize the need to improve the roads by reducing the volume of traffic upon them. [GEN]
  16. Encourage the increase of bus service and the safe siting of bus stops, covered shelters, and turnouts where needed within the Bonsall area. Also, encourage the location of park-and-ride lots within the Bonsall area in order to provide alternative transportation and to reduce congestion and air pollution. [GEN]



17. Encourage the City of Vista and County to construct the planned east-west circulation route from East Vista Way to I-15, thereby rerouting the traffic currently coming out of Vista and Oceanside along East Vista Way through Gopher Canyon to I-15. The planned Foothill Drive/Twin Oaks Valley Road/Deer Springs Road route could be developed into a major road to accommodate these traffic volumes. [GEN]
18. Future subdivisions shall be assessed for the potential to provide local connectivity by providing linkages for long-term circulation improvement. [DPW] [CP] [T]



## 5. PUBLIC SERVICES AND FACILITIES

### PUBLIC SAFETY

#### GOAL

ENSURE A SAFE LIVING AND WORKING ENVIRONMENT FOR THE RESIDENTS OF BONSALE BY PROVIDING ADEQUATE LAW ENFORCEMENT, FIRE PROTECTION AND EMERGENCY SERVICES

#### FINDINGS

##### LAW ENFORCEMENT

The San Diego County Sheriff's Department is responsible for providing law enforcement service to the community of Bonsale. The majority of the Bonsale Community Plan area is served by the Fallbrook Substation and the Vista Station. A small portion of the plan area is also served by the Valley Center/Pauma Substation. All facilities maintain office and detention space necessary to service the area adequately.

Basic law enforcement services include pro-active patrol to deter, observe and arrest perpetrators of criminal activity, response to public requests for service, and investigations of crimes and incidents. The majority of crimes reported in the Bonsale area are crimes against property, such as burglary, larceny and motor vehicle theft. Traffic control services are performed by the California Highway Patrol.

The Vista Station provides service to the portion of the Bonsale plan area south of Gopher Canyon Road. This Station provides law enforcement services to the contract cities of Vista and San Marcos as well as to Bonsale. The Fallbrook Substation provides service to the portion of the plan area north of Gopher Canyon Road. The Valley Center/Pauma Substation provides service to a small portion of the Bonsale Plan area east of Interstate 15 and centered around Lilac Road.

The Public Facility Element of the County General Plan contains a service level of three patrol shifts per 24 hour period per 10,000 population as an objective. Service levels from the Fallbrook Substation in 1990 were significantly below this level. Service levels from the Vista Station met the objective. These population based service levels figures, however, do not give a complete picture of service adequacy, since factors such as population distribution, the size of the area served and the road system affect the adequacy of service.

The Sheriff's Department also uses the measurement of response time as an indicator of the level of service adequacy. Adequate response times for the urban unincorporated area are 8 minutes for priority and 16 minutes for non-priority calls. Average response time in Fiscal Year 1989-90 within the area were significantly greater than those considered adequate.

## **FIRE PROTECTION AND EMERGENCY SERVICES**

Fire protection and emergency services are among the most vital and basic community needs. Generally, fire fighters are the first to respond to fires, medical emergencies, hazardous materials incidents, floods, earthquakes, and other emergencies and disasters. In addition, fire fighters perform fire prevention and public education activities. The majority of calls for service in Bonsall are for medical emergencies. Approximately 20% are for fire incidents.

Structural fire protection and emergency services within the Bonsall community Plan are provided by three independent Fire Protection Districts (FPD): the North County FPD, the Vista FPD, and the Deer Springs FPD. Each of these agencies has both mutual and automatic aid agreements with the others. All fire protection agencies within the County are party to the Master Mutual Aid agreement, where they will help any district in the County when needed.

The North County FPD serves the northern portion of the Bonsall Plan area. The District provides an average fire suppression response time to the Bonsall area which does not exceed 7 minutes. Emergency medical services provided by the District range from basic life support to advanced life support, with ambulance assistance, response times average approximately 8 minutes and provide a range of capability from the basic life support training of fire fighters to the capability of an advance life support medical ambulance.

Three North County FPD stations provide service to the Bonsall Plan area. The station located on Old River Road provides the primary emergency response to the Bonsall area within the district. In 1991, the District considered this station inadequate to house the needed personnel and equipment.

The Vista FPD provides fire suppression and emergency services to the southeastern portion of the plan area. The District provides these services through a joint powers agreement with the City of Vista Fire Department. Average district fire suppression response times to the plan area are five minutes and emergency medical response times average five minutes (the paramedic service has a higher response time average of seven minutes due mainly to simultaneous demand).

The station located on Taylor Street in the City of Vista, is the closest Vista FPD station serving the Bonsall Plan area. This District also provides basic and advanced emergency medical services. The District is interested in locating a station in the Gopher Canyon Road vicinity.

The Deer Springs FPD serves the easterly part of the Bonsall Plan area. The District provides an average fire suppression response time of 4 minutes to the Bonsall area, and an average emergency medical response time of 4 minutes. The primary Deer Springs FPD station responding to emergencies in the Bonsall Plan area is the Headquarters Station, located on Circle R Drive. Emergency medical service is provided, but without the capability to transport medical emergencies.

Suppression of wildland fires in this area is the responsibility of the California Department of Forestry and Fire Protection (CDF). The CDF is also a party to the Master Mutual Aid Agreement. Staffing levels are on a seasonal basis with a full staff scheduled for the fire season from May to November. The CDF provides basic life support emergency medical care required of first responders. The closest CDF service is the Miller Station located on W. Lilac Road, just east of Interstate 15.

Trauma patients are taken to the nearest trauma care center, located at Palomar Hospital in Escondido. Other medical emergencies are treated at the Fallbrook hospital.

### **POLICIES AND RECOMMENDATIONS**

1. Encourage increased sheriff patrol and substation allocations in order to improve law enforcement services within the community of Bonsall. [GEN]
2. Promote the use of Neighborhood Watch programs by residents of Bonsall, with deputy participation, in support of the protection of the community. [GEN]
3. Promote the use of security hardware and alarms by residents and business owners in order to combat burglaries. [GEN]
4. Encourage the agencies providing fire protection to study station locations and potential relocations to provide optimum service to the residents of Bonsall. [GEN]
5. Encourage agencies reviewing site designs and landscaping plans to inform developers of fire preventive development practices and fire resistant plant types. [GEN]
6. Fire hazard in Bonsall is a serious concern and should be considered during reviews of proposed development projects. [CP]
7. Encourage community efforts to expand fire, law enforcement and emergency medical or other services as needed. [GEN]
8. Encourage road standard requirements that allow clear visibility and adequate vehicular access for fire and emergency vehicles. [DPW]
9. Review proposed road closings for their impacts on accessibility for fire protection and emergency services. [DPW] [CP]

### **SCHOOLS**

#### **GOAL**

PROVIDE HIGH QUALITY, K-12 EDUCATIONAL PROGRAMS AND FACILITIES FOR ALL STUDENTS IN BONSALE

## **FINDINGS**

Educational services are provided to students in the Bonsall area by three school districts: Bonsall Union Elementary, Fallbrook Union High, and Vista Unified. Enrollment increased rapidly in the three districts during the 1980s and is expected to continue to increase.

The Bonsall Union School District covers the majority of the Bonsall area, and serves children in grades kindergarten through eight. In 1991, the school district operated two schools: Bonsall Primary School which includes students in kindergarten through third grade, and the Bonsall Middle School, which serves grades four through eight. The schools are located adjacent to each other on Old River Road in Bonsall. The schools are seriously overcrowded; the addition of relocatable classrooms has ensured a space for every student, but has resulted in the school sites being used by more students than intended. Thus, there is a significant reduction in playground space and inadequate support facilities such as restrooms, food services, parking lots, teacher work spaces and meeting rooms. To meet the overcrowding problem and projected increase in student population, the District plans to open a middle school. The District currently owns property on West Lilac Road, approximately 1.5 miles west of Interstate 15. Lack of funding, as well as other constraints, have prevented the District from implementing these plans. In the interim, relocatable classrooms are scheduled to be added as needed.

The majority of high school students in the Bonsall area attend Fallbrook High School. The school serves students in grades 9-12 within the Fallbrook Union High School District, which includes all of the Bonsall Union School District. The school has been over capacity for a number of years. To alleviate overcrowding, relocatable classrooms have been added, leaving little room to expand on the current site. The District also operates Ivy High School, a continuation high school for working and other students with specialized needs. The facility consists entirely of relocatable classrooms. The high schools are located between South Mission Road and Stagecoach Lane in Fallbrook. The District has plans for a new high school to be located on Pala and Gird Roads in Fallbrook. Lack of state funds, and the defeat of two previous local bond measures, however, have precluded the District from opening a third school.

The extreme southwest corner of the Bonsall Community Plan Area is served by the Vista Unified School District for both primary and high school instruction. Since much of the area served by the District is experiencing very rapid growth, a three-track year-round school system, in addition to the use of relocatable classrooms, has been implemented to increase student capacity at all school sites. Mission Meadow Elementary school, in the City of Oceanside, is scheduled to open in July 1992. The District's master plan will provide adequate capacity for students grades K-12 through the year 2003, as long as a year-round schedule is maintained.

## **POLICIES AND RECOMMENDATIONS**

1. Support the efforts of the school districts as those efforts are consistent with County and State regulations, to:
  - a. Provide educational facilities sufficient to meet the needs of the existing school-aged populations by building a new middle school and high school for the Bonsall community, and build new schools as needed for future enrollment;
  - b. Negotiate and coordinate with developers to provide additional facilities needed to serve school aged population generated by new development to the extent allowable under State law;
  - c. Coordinate school facility planning with the Bonsall Community Sponsor Group;
  - d. Use information about projected population growth and projected residential development to plan new school facilities, property located and sized to accommodate projected enrollment increases;
  - e. Develop school facilities in conjunction with existing neighborhood and community child care, library and recreation facilities based on the need for such facilities and;
  - f. Ensure the appropriate location and size and schools through the timely planning and acquisition of new sites based on County, district, and pertinent local standards. [GEN]

## **LIBRARIES**

### **GOAL**

PROVIDE PUBLIC LIBRARY FACILITIES TO MEET THE INFORMATION AND EDUCATIONAL NEEDS OF RESIDENTS IN THE BONSALL AREA

### **FINDINGS**

Libraries to serve residents of the Bonsall area are provided by the County Library District. The County Library District and the independent city libraries make up the Serra Library System. Cardholders from any member library can use any of the libraries within the system. The closest facilities to Bonsall are the Fallbrook Branch, located on Mission Road in Fallbrook, and the Vista Branch, located on South Melrose in Vista. In 1991, the City of Vista had plans to locate a new library in Vista, on Euclid Avenue. In addition to the permanent libraries in the area, a bookmobile stops in Fallbrook.

The Public Facility Element of the County General Plan contains an objective of 0.35 square feet of branch library and 2 volumes per capita. Both libraries serving the Bonsall area are significantly below this level.

## **POLICIES AND RECOMMENDATIONS**

1. Encourage local community groups, individuals, and businesses to raise funds or donate land to establish a library facility in conjunction with other community facilities, such as a community center, school or park. The library should meet the County General Plan objective for size and number of volumes. [GEN]
2. The County and community should cooperate in the joint planning, development, and operation of a branch library facility in Bonsall. [GEN]
3. Encourage community organizations to place a measure on the ballot of a local election to provide local funding for library services through a property owners' fee or special services district. This funding would supplement the County's budgeted funding. [GEN]

## **SEWER AND WATER FACILITIES**

### **GOALS**

1. SECURE AVAILABLE WASTEWATER TREATMENT AND DISPOSAL CAPACITY IN APPROPRIATE LOCATIONS CONSISTENT WITH THE LAND USES ESTABLISHED IN THE BONSCALL COMMUNITY PLAN
2. PROVIDE ADEQUATE WATER SERVICE TO THE RESIDENTS OF BONSCALL AT THE MOST REASONABLE COST
3. PROMOTE EQUITABLE ALLOCATION OF WATER RESOURCES DURING DROUGHT CONDITIONS

### **FINDINGS**

#### **SEWER**

A majority of the land in the plan area is not currently served by a public sewer system. In areas not served by sewer, private subsurface sewage disposal systems (septic systems) are used to dispose of sewage. The use of septic systems is successful throughout most of the plan area except for some properties in the southwestern corner, adjacent to the City of Vista. Smaller lot sizes in this area make it difficult to plan adequate septic systems using current County standards.

Public sewer service in the Bonsall Community Plan area is provided primarily by the Rainbow Municipal Water District. The District provides sewer to two small subdivisions and to the San Luis Rey Downs development and surrounding area. Expansion of sewer service beyond the areas currently receiving service may be physically feasible. Sewage collected in the District's system is transported to the San Luis Rey Wastewater Treatment Plant located in Oceanside. The District owns one million gallons per day (MGD) of capacity in this facility.



In addition to the Rainbow Municipal Water District, the City of Vista, the Valley Center Municipal Water District and the Vallecitos Water District also have the authority to provide sewer service to portions of the Bonsall Community Plan area. Of the three, however, the City of Vista was the only other agency in 1991 providing sewer service to the Plan area.

Through the use of a sewer line that passes through the southwestern portion of the Plan area, the City of Vista has the ability to provide sewer service to properties in the vicinity of Camino Largo, Barsby Street and Curtis Drive. In order to receive service from this line, the City requires owners of parcels applying for service to either annex to the City or sign an irrevocable offer of annexation when the parcel abuts the city limits.

The northeast corner of the Bonsall Community Plan area falls within the boundaries of the Valley Center Municipal Water District. The District does not currently have facilities to provide sewer service to this area. While the extension of sewer facilities to this area is not planned, the District is studying the area's water needs and may provide reclaimed water to this portion of the Plan area at a later date.

The boundaries of the Vallecitos Water District also extend into the southeastern section of the Plan area. The District has no sewer facilities in this area and has no plans to provide sewer service to the area in the future.

## **WATER**

Four independent water agencies provide water service to the Bonsall Community Plan area: the Rainbow Municipal Water District, the Valley Center Municipal Water District, the Vallecitos Water District and the Vista Irrigation District. These districts receive some or all of their water from the County Water Authority either directly, or in the case of Vista Irrigation District, indirectly through the Bueno Colorado Water District.

Water service for the majority of the Bonsall area is provided through the Rainbow Municipal Water District (MWD). Rainbow MWD provides service to the Bonsall Plan area through a total of five zones, five reservoirs and three steel tanks. The district has a total of 441 million gallons of operational and emergency storage throughout its service boundaries, providing capacity equivalent to 7 to 8 days of maximum demand.

Rainbow MWD facilities are sufficient to meet current customer demands, however, additional pipelines may be necessary to increase system delivery capacity due to continued development in the area. Another area of concern is the need for additional storage capacity, particularly in the higher elevations.

The Valley Center MWD currently has a pipeline that enters the extreme northeastern portion of the plan area. The line currently provides some limited service to customers in the most westerly portions of the

District along Interstate 15, and has the capacity to provide additional service to areas east of Interstate 15. The Valley Center MWD is in the process of preparing a comprehensive water system master plan that will include this area of Bonsall. Portions of the District's proposed capital improvements include projects that will provide additional water to this area.

The Vallecitos Water District (formerly San Marcos County Water District) services a small portion of the Bonsall Plan area north and east of the City of Vista and an additional area in the extreme southeast portion of the plan area. Development is scattered in the southeastern portion and no major problems existing with water service in this area. The area north and east of the City of Vista, however, does have some pipeline constraints. A meter limitation area has been in existence since 1984. Meters for this area have been limited to one 5/8" meter per existing parcel only.

The Vista Irrigation District serves the southwestern portion of the plan area through three separate zones. A number of projects are included in the District's Capital Improvement Program which may upgrade the service levels in the area, including the enlargement of several of the District's reservoirs.

The County Water Authority owns a system of aqueducts delivering imported water to San Diego County. These aqueducts run through the Bonsall area in a north-south direction varying 3 to 10 miles west of Interstate 15, with connections to the individual districts providing retail water service to the area. The County Water Authority owns the aqueduct facilities within San Diego County, however, it owns no other reservoirs or facilities within the Bonsall Plan area.

#### **POLICIES AND RECOMMENDATIONS**

1. The cost of extension of facilities and sewer services to new development should be borne by new development so that the cost or quality of services to the community is not affected. [GEN]
2. Encourage the sewer providing agencies preparing sewer master plans and/or updating such plans to coordinate with land uses established by the Bonsall Community Plan to ensure that land uses requiring sewer service can be served by planned sewer improvements. [GEN]
3. Land development projects that would require the use of public sewers should be phased with the extension/expansion of sewer facilities. [GEN]
4. When reclaimed water becomes available, encourage its use in new development by requirements such as dual piping systems. [GEN]

5. Encourage and support the water agencies serving Bonsall in their efforts to increase water storage capacity for both imported and local supplies, including the capture and retention of run-off, provided such increase in water storage capacity meets the goals and policies of the Bonsall Community Plan. [GEN]
6. Support and encourage regional efforts to better plan and coordinate water use and conservation policies/strategies between all water providers in the County during drought conditions. [GEN]

## **SOLID WASTE**

### **GOAL**

ENSURE THAT BONSALL'S SOLID WASTE DISPOSAL NEEDS ARE MET ON A TIMELY BASIS AND WITH THE LEAST POSSIBLE IMPACT ON THE ENVIRONMENT

### **FINDINGS**

The Bonsall area contains no active landfill sites. Private waste removal services provide waste removal and transport of wastes produced in Bonsall to the San Marcos Sanitary Landfill. The Bonsall Sanitary Landfill served the area from 1968 to 1985, and operated as a Class III (Municipal Solid Waste) Landfill. The site accepted primarily non-hazardous household wastes, and small quantities of special non-hazardous wastes, such as sewage sludge. Approximately 1.8 million tons of wastes were placed at this site. Upon closure, the site was covered and hydroseeded. The site is currently open space; access is restricted and no unrestricted access is currently planned or anticipated.

There are significant community concerns with the siting of solid waste landfills and transfer stations because of potential environmental impacts.

### **POLICIES AND RECOMMENDATIONS**

1. The use of transfer stations should be encouraged to reduce overall truck traffic to landfills, allow increased recycling and reduce solid waste volumes. Siting of transfer stations should be coordinated with the location of new landfill sites to minimize through predominantly residential areas. [GEN] [DPW]
2. Any decision to site a new landfill in the Bonsall area should be made on an environmentally sound basis. There should be careful consideration of potential long term impact to surface and subsurface water sources, particularly to the San Luis Rey River or the subterranean aquifer. [GEN] [DPW]
3. Any location of landfills and/or transfer station sites should consider the impacts of additional truck traffic in predominantly residential areas, such as Camino Del Rey, Old River Road, West Lilac Road and Gopher Canyon Road. [GEN] [DPW]

4. Recycling procedures should be made as simple and direct as possible. [GEN]
5. A household hazardous waste disposal station should be placed in a strategic location within the plan area, and should be available to the public year-round. [GEN]
6. Direct disposal of solid waste should be available to the public at any approved transfer station. [GEN]

## **REGIONAL FACILITIES**

### **GOAL**

PROVIDE REGIONAL HEALTH, SOCIAL SERVICE, ANIMAL CONTROL, SENIOR, AND JUDICIAL FACILITIES THAT MEET THE NEEDS OF THE RESIDENTS OF BONSALE

### **FINDINGS**

#### **Courts**

Judicial facilities for the Bonsale area are provided in the North County Regional Center, located in Vista. This facility contains courtrooms, both for Superior Court and Municipal Court needs.

#### **Animal Control**

Animal Control facilities are provided to the Bonsale area through the County Department of Animal Control in its North Shelter, located in Carlsbad. This shelter contains dog and cat kennels, a livestock corral area, a small animal treatment facility and customer service/office area. In 1991, this shelter was operating at double its planned capacity.

#### **Health and Social Services**

County health care programs are involved in the prevention and treatment of diseases, and the mitigation of conditions that are hazardous to health. County social service programs assist the indigent, disabled, elderly, and children and families not capable of sustaining themselves. County health and social service programs are distributed throughout the County, and are located primarily in urban areas. County residents needing assistance may obtain it at any County facility.

The nearest mental health facilities are in Oceanside and Escondido. Alcohol residential recovery homes are in Escondido, and non-residential alcohol and drug abuse centers are in Escondido and Oceanside. There are public health centers in Oceanside and Vista. Children's services, employment services, and income maintenance services are available to Bonsale residents in Oceanside and Escondido.

### Senior Services

Services of the County's Area Agency on Aging are intended to help provide maximum independence and quality of life for persons aged sixty or older. Services are provided regionwide. The nearest facility is the Senior Citizens Service Club in Fallbrook. That center provides adult day care and a Senior Nutrition Center.

### POLICIES AND RECOMMENDATIONS

1. Local public and private organizations should work with County agencies to site regional facilities in Bonsall when required. [GEN]
2. Encourage local organizations to provide and support facilities for social services, library, recreational, health, child care, and senior services as the need arises. [GEN]

### GOVERNMENT STRUCTURES

#### GOAL

MAINTAIN THE IDENTITY AND RURAL CHARACTER OF BONSCALL AS A COMMUNITY DISTINCT FROM ADJACENT CITIES

#### FINDINGS

Bonsall is bordered by the cities of Oceanside and Vista. A portion of the territory within the Bonsall Community Planning Area is within Vista's Sphere of Influence. Facilities and services are provided by the County and a number of special districts that also serve adjacent areas, both incorporated and unincorporated. Decisions that affect government structure within the Bonsall area, primarily city sphere of influence and boundary changes, can have a long term impact on the community character of Bonsall.

### POLICIES AND RECOMMENDATIONS

1. The fact that the community of Bonsall is an identifiable rural community should be taken into consideration when decisions are made regarding government structure. [GEN] [R]
2. Any contemplated changes to government structures should consider a number of factors that help distinguish Bonsall from the surrounding cities and unincorporated areas, including density and type of development, service district boundaries, and natural and man-made geographic borders. [GEN] [R]
3. Support the exclusion of the Bonsall Community Plan Area from adjacent cities' spheres of influence, consistent with Board of Supervisors Policy I-55. [GEN] [R]

4. Support legislation that would permit the Local Agency Formation Commission (LAFCo) to designate a sphere of influence for Bonsall as an established rural community. [GEN]
5. Prevent the spread of an urban environment into the San Luis Rey River Valley by discouraging neighboring cities from annexing areas of Bonsall. [GEN]

## 6. CONSERVATION

### GENERAL

#### GOALS

1. PROMOTE AN ECOLOGICAL APPROACH TO THE PRESERVATION, CONSERVATION AND MANAGEMENT OF ALL NATURAL RESOURCES WITHIN THE BONSCALL PLAN AREA.
2. PRESERVE THE UNIQUE NATURAL AND CULTURAL RESOURCES OF BONSCALL, AND THE SAN LUIS REY RIVER AND ASSOCIATED WATERSHED WHILE SUPPORTING ITS TRADITIONAL RURAL AND AGRICULTURAL LIFE-STYLE.
3. PRESERVE NATIVE VEGETATION AND WILDLIFE HABITAT IN THE BONSCALL PLAN AREA AND ESPECIALLY IN THE DOMINANT SAN LUIS REY RIVER FLOODPLAIN AND ASSOCIATED DRAINAGES TO ENCOURAGE NATURAL PROCESSES AND MAINTAIN GENETIC RESOURCES IN A DYNAMIC AND EVOLUTIONARY STATE.

#### FINDINGS

The County Board of Supervisors has adopted Resource Conservation Areas (RCA) for the Bonsall Plan Area. These RCAs identify lands which possess some significant natural resource that requires special attention in order that it may be preserved or conserved for long-term managed utilization by future generations.

The San Luis Rey River Valley and the Bonsall Plan Area possess landforms of great scenic beauty which, in their natural state, provide diverse plant communities which support a wide array of native wildlife. While scenic, open, natural lands remain relatively abundant in Bonsall, there is pressure to develop these lands in the near future. Bonsall Plan Area RCAs and their significant resources include:

- a. (#13) Mission Road. This area, located in the northern end of the Bonsall Plan Area, encompasses Olive Hill Creek which drains into the San Luis Rey River.
- b. (#14) San Luis Rey River. This area includes large patches of riparian woodland vegetation and known locations of the Stephen's kangaroo rat which is listed as rare and protected by the State of California. This area is also known for the presence of the least Bell's vireo.
- c. (#22) Gopher Canyon. This area was delineated to include the scenic Oak woodlands along Gopher Canyon.
- d. (#31) San Marcos Mountains. The north end of this area extends into Bonsall. These mountains are specially significant because they have rare and endangered plant species such as Cleveland sage (*Salvia clevelandii*), tetracoccus dioicus and southern mountain misery (*Chamaebatia australis*). These mountains are also valuable as visual landmarks of great scenic beauty.

- e. (#32) Merriam Mountain. Resources in this area are similar to the San Marcos Mountains including the same species of rare plants plus *comarostaphylos diversifolia*.

It is widely recognized that north San Diego County possesses unique agriculturally significant microclimates. Agricultural lands constitute a non-renewable resource and contribute substantially to the County's economic vitality. There are various agricultural land uses within the Bonsall Plan Area which contribute substantially to the community's rural character and to the economy of San Diego County and the State. Water shortage and development pressures threaten the viability of agriculture in north San Diego County.

#### **POLICIES AND RECOMMENDATIONS:**

1. Depending upon the conservation objectives of each resource identified, preservation of the Resource Conservation Areas should include, but not be limited to, the following:
  - a. Public acquisition;
  - b. Establishment of open space easements;
  - c. Application of special land use controls such as cluster zoning consistent with the Bonsall Community Plan Land Use Element policies, large lot zoning, scenic or natural resource preservation plan designations and zones; or
  - d. Incorporation of design considerations into subdivision maps or special use permits. [GEN] [CP]
2. Promote types and patterns of development that protect valuable groundwater basins and aquifers from potential pollution and minimize air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and the visual degradation of scenic resources. [CP]
3. Promote types and patterns of development which prevent the destruction of important native plant communities or the habitat of any endangered, threatened or other sensitive species including but not limited to: riparian habitat, coastal sage scrub, oak woodlands. [CP]
4. Encourage the preservation of agricultural lands. [CP] [GEN]
5. Ensure that land use designations adjacent to natural preserves, sensitive habitat areas, agricultural lands, and recreation areas are appropriate and compatible to provide transition or buffer areas. [CP]
6. Encourage the identification, mapping and preservation of the most important and viable agricultural lands in Bonsall. [GEN]



7. Landscaping should be required to prevent erosion on graded sites and, if adjacent to sensitive habitats should require revegetation with only the appropriate native plant species with specific restrictions on the use of any invasive exotic species. [CP] [L]
8. It is strongly encouraged that trees be planted wherever possible to stabilize soil conditions and contribute to atmospheric oxygen production. [CP] [L]

## **AIR QUALITY**

### **GOALS**

1. IMPROVE AIR QUALITY AND PROTECT THE ATMOSPHERIC OZONE LAYER BY REDUCING THE PRODUCTION OF AIR POLLUTING EMISSIONS IN THE PLANNING AREA.
2. ENCOURAGE A REGIONAL APPROACH TO THE CONTROL AND REDUCTION OF AIR POLLUTING EMISSIONS, INCLUDING THE SUPPORT OF THE AIR POLLUTION CONTROL DISTRICT POLICIES, THE REVISED AIR QUALITY STRATEGY, AND THE STATE AND FEDERAL CLEAN AIR ACTS.

### **FINDINGS**

The major sources (60%) of air pollution in the planning area are the automobile and truck. The pollutants produced are eye irritating, unhealthful, and potentially damaging to the ozone layer. The nitrogen oxides and hydrocarbon emissions are generated in the highly populated coastal areas and blown inland by the on shore breeze to backup against the mountain slopes which run from Palomar Mountain south to the border. A broad approach will be taken to reduce the total pollutants from all sources. This will emphasize the reduction of industrial, commercial and domestic pollutants. It will also require changing high volatility hydrocarbons to less polluting substances and to also limit the escape of pollutants during various manufacturing, commercial, domestic, and dry cleaning operations.

The obvious mobility of air pollution requires a regional approach to the reduction of air pollutants. In 1990, the San Diego area was affected adversely by the Los Angeles smog for approximately 28 of 39 days when pollution limits were exceeded.

In order to improve the quality of life affected by air pollution, the community must support the Regional Air Quality Strategy and policies of the District Air Pollution Control Board. These include non-polluting mass transit, use of alternate fuels (less polluting) for transportation, continued improvement in anti-polluting automotive engineering and standards, and a broad approach to the reduction of reactive organic gases in the industrial, commercial and domestic complex.

## **POLICIES AND RECOMMENDATIONS**

1. Support Transportation Control Measures required to reduce vehicle trips, vehicle use, miles traveled, idling and traffic congestion to reduce air pollution. [GEN]
2. Land uses should be planned to encourage use of alternative means of transportation such as mass transit, bicycles, and walking. [CP]
3. Where mass transit facilities are not planned, decreases in housing densities should be considered where development at existing densities would result in adverse impacts to traffic circulation. [CP]
4. Support locating a park and ride lot, with bicycle lockers, in the Bonsall Plan Area on SR 76 and I-15. [GEN]
5. Encourage planting of drought resistant and/or native trees and vegetation to help offset the effects of smog by increasing oxygen producing plant life. [CP] [L]
6. Encourage CalTrans and the Department of Planning and Land Use to facilitate the reduction in the use of local automotive transportation by requiring bicycle lanes and paved shoulder along State Route 76 and local roads. [T] [DPW]

## **CULTURAL RESOURCES**

### **GOALS**

1. IDENTIFY AND PRESERVE IMPORTANT HISTORIC AND PREHISTORIC ARCHAEOLOGICAL RESOURCES AND PROVIDE ADEQUATE PROTECTION FOR NEW SITES AS THEY ARE DISCOVERED.
2. TO USE THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GENERATED HISTORIC AND ARCHAEOLOGY RESEARCH TO NOMINATE CANDIDATE HISTORIC LANDMARKS AND DISTRICTS FOR "H" SPECIAL AREA DESIGNATOR ZONING.

### **FINDINGS**

The period of time in which people and their cultures interacted with the land in Bonsall is known as cultural history. The location of cultural activity sites in the last 12,000 years is a cultural resource record that spans various technological stages from big game hunters to vegetation-processing to ranching and farming in the past 200 years.

Cultural Historic Periods in Bonsall are identified as follows:

Prehistoric (12,000 - 200 years ago)  
Early Contact (200 - 100 years ago)  
Historical (200 - 50 years ago)

The earliest culture group to have lived and hunted food in Bonsall were the San Dieguito Complex, but evidence for their camps is exceedingly rare. Around 7,000 years to 4,000 years ago, desert cultures migrated west over the Peninsular Mountains to gather seed foods and establish seasonal camps. This Pauma Complex may have met the San Dieguito along the San Luis Rey River, because artifacts of both cultures are found in Bonsall.

Around 4,000 years ago, migrating waves of desert Shoshonean speaking cultures crossed the mountains and contacted the Pauma Complex. The San Luis Rey Complex may have resulted from inter-marriage and sharing of cultural traits.

San Luis Rey Complex people introduced permanent villages along the wetland drainages of the Santa Margarita and San Luis Rey River. These villages comprised complicated segregation of land uses, such as religious places, horticultural plant harvest sites, crystal and rock quarries, cemeteries, and tracts "owned" by different families. Religious places included painted and ground rock art in caves and shelters, prominent landforms described in their cosmology, and natural landforms where their gods and deities are believed to visit mankind.

The Spanish soldiers and missionaries met the Luiseño Indians of the San Luis Rey Complex in the 1770s. The name Luiseño refers to those indigenous peoples who came under the influence of the Mission San Luis Rey de Francis and since has been applied to their ancestors and descendants. Luiseño villages, camps, and religious sites coincided with mission agricultural ranchos, Mexican land grant ranchos in the 1822-1846 era, and U.S. American ranches up through modern history.

Native Luiseño were driven or evicted from private ranches in the 1880s when reservations were created by congressional and executive laws. Luiseño ranch hands, tenants, and guests continued to re-use ancestral sites up through the Great Depression in the 1930s.

The Mexican land grant, Rancho Monserate, is a prominent historical region of Bonsall and Fallbrook. Vaqueros working on that ranch built adobe, stone, and wood ranch houses in the area. These Californios intermarried with European immigrants in Bonsall in the late 19th century.

The expansion of public roads, rail systems, and development of water districts enabled Bonsall to develop as a distinct community. Pioneer families in modern Bonsall are descended from Native American, Californio, and the later 19th century immigrants of this cultural history.

Today, land development or agricultural activities often obliterate records of past human activities and habitation and in doing so deprive the public of important knowledge regarding the behavior and character of past inhabitants of this land.

Amateur relic collectors vandalize burial sites, churn subsurface deposits of pollen and other ecological data, and destroy fragile features and artifacts by indiscriminate digging in non-scientific methods and often without private or County permission. The misuse of off-road vehicles (ORV) is also a contributing factor to the destruction of our cultural heritage in San Diego County.

The community of Bonsall and the County Historical Site Board find the Old Bonsall Schoolhouse of historical importance. The Old Bonsall Schoolhouse has been determined eligible for listing on the National Register of Historic Places. The community of Bonsall finds the following resources of historical interest:

- a. The Mullins Residence - Little Gopher Canyon Road
- b. The Old Bonsall Bridge
- c. The Antique Mall - adobe structure along Mission Road

The County recognizes that development, trenching, grading, clearing and grubbing, and other related activities can be damaging to significant prehistoric or historic sites.

#### **POLICIES AND RECOMMENDATIONS**

- 1. Encourage the development of programs to inform landowners, real estate agents, and future developers about property and income tax incentives for cultural and historic preservation. [GEN]
- 2. Encourage owners of adobe, brick or stone masonry, and other historic structures to investigate the preservation of the structure by either "H" Special Area Designators, the State Historic Building Code, or the Unreinforced Masonry (URM) Retrofit Ordinance. [GEN]
- 3. Encourage efforts to conduct historic preservation surveys of Bonsall to nominate candidate County Historic Landmarks, State Historical Landmarks, National Register of Historic Places, and National Historic Landmarks. [GEN]
- 4. Require permit applicants to donate the archaeological collections recovered through mitigation to the San Diego Museum of Man, San Diego State University, Imperial Valley College, or other similar institutions to ensure their long-term curatorial care. [GEN]
- 5. Encourage the listing of the Old Bonsall Bridge and any other historically significant structures by the County Historic Site Board and on the National Register of Historic Places. [GEN]
- 6. All Major Grading Permits or discretionary permit actions requiring CEQA review should be reviewed for the potential presence of cultural resources. [CP]

7. Grading, blading or other disturbances of natural terrain, which could result in damage or loss of unique or important cultural resources should be avoided. If resources are damaged as a result of a violation, the maximum penalties, as provided by law, shall be required, as appropriate for resources. [CP] [Z]
8. Unique or important archaeological resources shall be mitigated by the measures defined in the Archaeology/History Procedures, Appendix K, of the San Diego County CEQA Guidelines. [CP]
9. Property owners who discover objects or structures which may have historical, cultural or archaeological significance on their properties are encouraged to record the finds with the California Site Survey, Social Science Laboratory, San Diego State University, and the San Diego Museum of Man. [GEN]

### **DARK SKY**

#### **GOALS**

PROVIDE FOR AN "ASTRONOMICAL DARK SKY" WHICH WOULD RETAIN THE RURAL SETTING AND NOT, IN ANY WAY, CONSTRAIN THE ASTRONOMICAL RESEARCH IN SAN DIEGO COUNTY AND THE CONTINUED OPERATION OF THE MT. PALOMAR OBSERVATORY.

#### **FINDINGS**

Minimal light pollution is an important aspect of the quality of life within the planning area, and continued regulation is necessary for the protection of the rural character. In the absence of carefully enforced regional and local controls, light pollution levels can be expected to reach higher levels during the life of the plan.

Light and air pollution are the chief threats to astronomical research in the U.S. Light pollution is cumulative in that existing sky brightness is increased by each new source. Any additional light, however minor, will add to light pollution.

#### **POLICIES AND RECOMMENDATIONS**

1. Strictly enforce the County "Dark Sky" Light Pollution Ordinance. [CP] [DPW]
2. Street lighting outside of the Country Town should be limited to what is necessary for safety. [CP] [DPW]
3. The impacts of future development upon the dark sky characteristics of the planning area should be minimized. [CP]
4. Excessive exterior building or site lighting for decorative purposes shall be discouraged. [GEN] [CP]

5. Forestation of areas adjacent to existing roads, structures and grading sites will be encouraged in order to block associated light pollution. [CP] [L]
6. Use low sodium and/or light shielding for all exterior lighting to maintain the rural atmosphere and minimize impacts from development on the on-going operation of the Palomar Mountain Observatory. [CP] [DPW]
7. Encourage the determination of the light pollution threshold that would allow the continued efficient function and scientific viability of the Mt. Palomar Observatory. [CP]

## **FLOODPLAINS AND WATERCOURSES**

### **GOAL**

PRESERVE ALL FLOODPLAINS AND WATERCOURSES IN THEIR NATURAL STATE WHENEVER FEASIBLE WHILE PROVIDING PROTECTION FROM LOSS OF LIFE AND PROPERTY BY PREVENTING OR STRICTLY REGULATING DEVELOPMENT IN FLOODPLAINS AND OTHER WETLAND AREAS.

### **FINDINGS**

There are two mapped floodplains in the Bonsall Plan Area, those of the San Luis Rey River and its tributary, Moosa Creek; 100-year floodplains have been mapped by the County of San Diego Flood Control. In addition to the San Luis Rey River and Moosa Creek, significant watercourses in Bonsall include Gopher Canyon Creek, Bonsall Creek, Ostrich Farm Creek, and Keys Canyon Creek, along with various unnamed drainages, these may be considered for future floodplain mapping.

The San Luis Rey River is the primary watercourse through the Bonsall Plan Area. The river stretches from its headwaters above Warner Springs on the east to the Pacific Ocean on the west with the potential for providing a greenbelt extending from Palomar Mountain to the Pacific Ocean. It has a 465 square mile drainage basin stretching east from Bonsall. The San Luis Rey River floodplain is a highly significant regional open space resource and provides critical habitat for the Federally and State listed endangered least Bell's vireo. This generally undeveloped linear geographic feature provides a unique opportunity for linking existing and future parks and other recreational facilities.

The river was the site of historic floods in 1862, 1884, and 1916. Although the total rainfall was greater in 1884 and 1889, those heavy rainfalls fell on relatively dry basins and did not result in the severe flooding that occurred in 1916. Flood waters were described in the City of Oceanside as flowing one and one half miles wide and six feet deep. All structures and vegetation were removed in its path.

Moosa Creek is another important open space resource extending, in the Bonsall Plan Area, from the scenic I-15 Corridor at Gopher Canyon to its confluence with the San Luis Rey River. Moosa Creek has a drainage basin

of approximately 31 square miles. During the floods of 1916 the creek carried a flood flow of 8,300 cubic feet per second (CFS). The creek is characterized by areas with both severe erosion and sedimentation areas making predictability of creek beds and flow control difficult. Significant areas of riparian (willow and oak) habitat exist along Moosa Creek.

The Fallbrook Land Conservancy has identified Ostrich Farm Creek as the major element in an open space, natural park which would extend from the Los Jigueros Preserve to the San Luis Rey River. The 27 acre wetland area surrounding the creek at the intersection of SR 76 and Mission Road is being considered as part of the larger park project.

Given the scarcity of rivers in Southern California and the availability of other types of developable land in San Diego County, development within any river valley becomes a waste of a very valuable resource. River valleys offer excellent opportunities for scenic and recreational uses. They contain significant riparian habitat critical to the continued existence and viability of numerous species, and there is always a potential threat to life and property in the case of severe flood.

#### **POLICIES AND RECOMMENDATIONS**

1. Support ordinances which severely limit the use of floodplains in order to preserve the natural and beneficial values of the floodplains, such as providing areas for floodwaters to spread out, lose their momentum, and be stored; retain riparian corridors; and provide groundwater basin and aquifer recharge. [GEN]
2. The floodplain area may not be elevated to provide a buildable area for a habitable or permanent structure, nor may the waterway or natural drainage course be channeled to provide a buildable area or an area for septic use either by discretionary permit or by proposed subdivision; unless it can be shown that such elevation or channelization will not be detrimental to any natural resource within the floodplain and will result in a more environmentally sensitive project. [CP] [DPW]
3. Provide adequate setbacks from all watercourses and drainages to protect property, improve water quality, provide buffer for riparian habitat and wildlife, and enhance aesthetic quality of the riparian environment. [CP]
4. Utilize the linear geographic qualities provided by the floodplain as locales for nature preserves, open space corridors, community footpaths and park land. [CP]
5. Avoid the alteration of the natural riparian habitat within the areas designated (24) Impact Sensitive located along the San Luis Rey River, Moosa Creek, and Ostrich Farm Creek except when mitigation is implemented prior to or phased with the proposed project. [CP]

6. Encourage the creation of "Mitigation Banks" within the floodplains of the Bonsall Plan Area for development projects, both those within Bonsall and outside the Plan Area. [CP] [GEN]
7. Floodplains and watercourses in proposed developments should be protected in accordance with current County ordinances. Watercourse channelization is discouraged. [CP]

## **MINERALS**

### **GOALS**

1. PROTECT AND CONSERVE ECONOMICALLY VALUABLE NATURAL RESOURCES FOR THE CONTINUED ECONOMIC WELL-BEING OF FUTURE GENERATIONS. WHERE RESOURCES ARE RENEWABLE OR NATURALLY REPLENISHED, PROMOTE A CAREFULLY MANAGED AND ENFORCED PROGRAM OF BALANCED, SUSTAINABLE HARVEST AND RECOVERY.
2. ALLOW THE CONTROLLED EXTRACTION OF MINERAL RESOURCES IN SUCH A WAY AS TO:
  - a. ENSURE THE NATURAL CONDITIONS NECESSARY TO PROTECT NATIONALLY, STATE AND REGIONALLY SIGNIFICANT SPECIES, GROUPS OF SPECIES, BIOTIC COMMUNITIES, OR PHYSICAL FEATURES OF THE ENVIRONMENT; AND
  - b. MINIMIZE ADVERSE IMPACTS TO THE COMMUNITY SUCH AS, BUT NOT LIMITED TO, SAFETY HAZARDS FROM INCREASED TRUCK TRAFFIC ON LOCAL RURAL ROADS, SURFACE AND GROUNDWATER POLLUTION, AND DEGRADATION OF SCENIC RESOURCES.

### **FINDINGS**

As set forth in the Surface Mining and Reclamation Act of 1975 as amended (SMARA), the State Legislature finds that the extraction of minerals is essential to the continued economic well-being of the state and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety.

Further, Article 1, paragraph 2712 states that it is the intent of the legislature to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to assure that:

1. Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.
2. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.



3. Residual hazards to the public health and safety are eliminated.

Extraction of mineral resources within the Bonsall Plan Area and the San Luis Rey River floodplain should not constrain or compromise the long term preservation and conservation of other valuable resources including, but not limited to, watershed and groundwater, federally and state listed endangered species, and sensitive riparian and upland habitats.

#### **POLICIES AND RECOMMENDATIONS**

1. Simplify the permitting process by coordinating Federal, State and County policies, laws and regulations thus eliminating duplicate steps. This could be accomplished by the adoption and implementation of the Comprehensive Resource Management and Planning process, a proven resource management tool in other parts of California and the country. [GEN]
2. Proposed extractive operations should coordinate with all relevant State and Federal agencies that regulate this type of activity. When permits are not obtained prior to County approval, the permit may be granted by the County with the condition included that no extraction activity is permitted until all other agency permits have been obtained and copies furnished to the County. [GEN]
3. Encourage strict enforcement of all regulations of the Clean Water Act, State and Federal Endangered Species Acts, and other relevant laws, regulations, and agreements for the protection of critical or significant resources. [GEN] [CP]
4. Recommend that the County, as part of a comprehensive study of the San Luis Rey River, conduct studies in conjunction with appropriate agencies such as the Corps of Engineers and EPA to determine consistent depth-to-aquifer (or groundwater) limits which may be mined without compromising scarce and vital water resources. [GEN]
5. Manage extractive activities to integrate with ecosystem function, emphasizing protection of river resources (water and sand) as well as protection, restoration, and enhancement of habitat. [GEN]
6. Recommend that a study be done to determine annual replenishment rate of sand in the San Luis Rey River floodplain, floodway and channel. Sand requirements of areas within a reasonable distance downstream of any proposed extractive activity should be considered and negative impacts addressed and avoided or mitigated. [GEN] [CP]
7. When reviewing permits for sand extraction, the annual replenishment rate and the impacts of the mining to the individual site shall be considered. Sand requirements of areas within a reasonable distance of any proposed extractive activity shall be considered and negative impacts addressed and avoided or mitigated. [CP]

8. Mining activities should be phased so that revegetation of a completed section of the site is implemented prior to beginning activities in another. Site grading, reclamation, and revegetation plans should be developed to facilitate phasing. [CP]
9. Recommend that the County, in cooperation with U.S. Fish and Wildlife Service and California Department of Fish and Game, identify and prioritize locations for sand extraction based on both presence of significant mineral resource as defined by California Department of Conservation Special Report 153, and potential of least impact to habitat used by the Federally- and State-listed endangered least Bell's vireo. In order of preference, areas of least environmental impact include: a) upland areas, b) floodplain area, and c) floodways. [GEN]
10. Reclamation Plans should be reviewed with input from the U.S. Fish and Wildlife Service and State Department of Fish and Game. [CP]
11. Recommend that a monitoring deposit be imposed by the County on each operation to cover entire cost of monitoring of extractive activities with regard to total amount of material removed, depth, and areal extent of excavations. This activity should be included in the mitigation monitoring plan developed during the environmental process prior to permit approval. [GEN] [CP]
12. Recommend that any new permits allowing extraction require that extractive operators be responsible for periodic maintenance or rehabilitation of local streets and roads which they use for primary access to project sites. [CP]

## **OPEN SPACE**

### **GOALS**

1. PROVIDE A SYSTEM OF OPEN SPACE WHICH PRESERVES THE UNIQUE ECOLOGICAL ELEMENTS, GEOLOGIC FEATURES, AND SCENIC RESOURCES INTEGRAL TO THE AGRICULTURAL AND RURAL COMMUNITY CHARACTER OF BONSALE.
2. INTEGRATE VALUABLE RESOURCE CONSERVATION AREAS, PRESERVE NATURAL HABITAT AND BUFFER ZONES, OTHER SENSITIVE LANDS INAPPROPRIATE FOR DEVELOPMENT, AND ACTIVE AND PASSIVE RECREATION AREAS TO CREATE A HEALTHY, WELL-BALANCED VIABLE COMMUNITY.

### **FINDINGS**

It is recognized that there must be ultimate limits to the extent of urbanization in this region. In addition, rural lands provide a needed contrast to the urban landscape, each define and enhance the value of the other. Rural open space serves to differentiate and increase the quality of the San Diego region from other metropolitan areas where the urbanized landform spreads uninterrupted throughout.

The California State Legislature has found that the preservation of open space is necessary for:

1. Maintenance of the State's economy;
2. The continued availability of land for production (sic) of food and fiber;
3. The enjoyment of scenic beauty;
4. Recreation; and
5. The use of natural resources.

Open space is an outstanding characteristic of the community of Bonsall and along with the uses and pleasures it affords, comprises the "rural atmosphere" which Bonsall residents are committed to preserving. The San Luis Rey River Valley and Bonsall are unique in many respects and numerous opportunities remain to preserve not only the river and major streambeds but also the outstanding geologic features, ridgelines, agricultural lands, and historic and prehistoric sites of the area.

Existing open space areas include dedicated open space easements, utility and trail easements, and agricultural preserves, as well as the dominant San Luis Rey River and floodplain, along with Moosa, Gopher Canyon, Bonsall and Ostrich Farm Creeks, and several unnamed drainages.

Special care must be taken to maintain open space corridors that connect larger permanent open space uses such as parks and areas of preserved or protected wildlife habitat to ensure biological diversity and maintenance of substantial environmental assets.

#### **POLICIES AND RECOMMENDATIONS**

1. Recommend that a Comprehensive Resource Management Plan (CRMP) for the San Luis Rey River be established within the unincorporated area of the County of San Diego. [GEN]
2. Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system. [CP]
3. Encourage projects to incorporate open space areas as integral parts of project site designs in order to preserve environmental resources, provide recreation for residents, and create buffers to maintain neighborhood identities. [CP]
4. Encourage the County of San Diego to cooperate with other jurisdictions for trading and otherwise negotiating land transfers to consolidate holdings for conservation, preservation and recreational uses. [GEN]

5. Incorporate, wherever feasible, publicly owned land into a functional recreation/open space system. [GEN]
6. Whenever channelization is necessary to protect existing structures, natural materials should be used, whenever feasible, for bank protection except at road crossings, and even then, natural materials should be given preference to minimize the visual impact. [CP] [DPW]
7. Support local waterways as recipient areas for mitigation efforts related to developments located outside the protected open space areas. [CP]
8. Encourage the County to develop an open space easement monitoring and enforcement program pursuant to AB 3180, Chapter 1232 and the Public Resource Code Section 12081.6. [GEN]

## **SOILS**

### **GOALS**

1. MINIMIZE SOIL EROSION INCIDENTAL TO DEVELOPMENT IN ORDER TO PRESERVE SOIL AND MINIMIZE SILTATION AND OTHER HEALTH AND SAFETY HAZARDS.
2. PRESERVE BONSALL'S SIGNIFICANT PRIME AND UNIQUE AGRICULTURAL SOILS.

### **FINDINGS**

Because most of the land in the Bonsall Plan Area is hilly or mountainous, some, often extensive grading is required for building pads and access roads. scarring and erosion are usually the result. Consequently, it is paramount that developers and private homebuilders display a high degree of sensitivity to the natural rural character of the Bonsall Plan Area when designing Site Plans or Grading Plans. Large lot sizes are crucial in hillside areas because there is more likelihood of finding less constrained building sites.

Revegetation of disturbed slopes should commence immediately upon completion of grading otherwise slopes quickly become degraded by scarring, rills and other evidence of erosion.

### **POLICIES AND RECOMMENDATIONS**

1. Developments with a potential to create excessive runoff or erosion, as identified during environmental review by the County, shall analyze the potential impacts and provide appropriate mitigation. Such analysis may include:
  - a. Runoff calculations -- this includes runoff volumes, rates and peak runoff flows.

- b. Soil Loss Predictions -- this includes the annual soil loss in tons per acre (or fractions thereof) from the site prior to, during and after construction per the County Grading Ordinance.
  - c. Design Management Facilities -- this includes modification of the proposed project as necessary to reduce soil loss by such mitigating measures as slope stabilization, vegetation protection, revegetation and other techniques which will reduce soil loss to natural or lower levels. [CP] [DPW]
- 2. Future road construction and improvement plans within the planning area that include revegetation and/or landscape plans should contain plant and tree types and locations which will mitigate associated soil erosion and degradation. [DPW] [L]
  - 3. Immediate revegetation of areas adjacent to existing roads, structures and grading sites will be encouraged in order to reduce soil erosion. The use of native and other drought tolerant plants should be emphasized. [CP] [DPW]

## **VEGETATION AND WILDLIFE**

### **GOALS**

- 1. IDENTIFY AND PRESERVE FEDERALLY AND/OR STATE LISTED ENDANGERED, THREATENED, OR SENSITIVE SPECIES, BOTH ANIMAL AND PLANT, AND THEIR ASSOCIATED HABITATS AND COMMUNITIES.
- 2. WHENEVER POSSIBLE, PROTECT ALL SENSITIVE LANDS AND HABITAT AS IDENTIFIED BY FEDERAL, STATE, AND COUNTY GUIDELINES SUCH AS OAK AND WILLOW RIPARIAN, COASTAL AND DIEGAN SAGE SCRUB, NATIVE GRASSLANDS, AND WETLANDS.
- 3. CREATE NATURALLY VEGETATED OPEN SPACE CORRIDORS OF SUFFICIENT SIZE TO MAINTAIN BIOLOGICAL DIVERSITY AND FUNCTIONAL ACCESS FOR WILDLIFE BETWEEN VARYING HABITATS AND TO PREVENT FRAGMENTATION OF HABITATS AND THE CREATION OF BIOLOGICAL "ISLANDS".

### **FINDINGS**

A rich diversity of biological resources exist within the Bonsall Plan Area. The San Luis Rey River and Moosa Creek floodplains are of particular importance as they provide critical habitat for an endangered bird, the least Bell's vireo. A number of other sensitive animal and plant species have been found in Bonsall. These are included on sensitive species lists by the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and the California Native Plant Society (CNPS). Based on habitat requirements, others, which have not been identified, may occur here. The identification of these species and their habitat requirements is the first step in their preservation.

The plant communities and associated wildlife species found in the plan area represent a valuable resource to San Diego County. Their continued viability is threatened due to habitat loss or alteration from development. For the purpose of preserving biodiversity, the viability and importance of habitats increase proportionately with the area of the habitat. Removal of native vegetation for agricultural or residential development has an impact on local wildlife. Care must be taken to preserve these resources for the future and minimize the impacts upon them.

Open space corridors will help ensure that biodiversity will be maintained. Open space corridors along waterways such as the San Luis Rey River will protect one of the most valuable habitat types, riparian woodland and will also help to preserve and sustain groundwater supplies. Open space corridors provide wildlife migration routes between various habitats and wild areas. The lack of these corridors could isolate wildlife populations causing loss of genetic diversity and population decline.

The use and maintenance of native vegetation provides habitat for animals; increases the species population, thus ensuring a larger breeding population; reduce the visual impact of development by helping structures blend into the surrounding environment; conserves water; and retain the community and regional rural character.

Wetlands are among the earth's most productive natural resources. Wetlands have been recognized for their significant contribution to California's economy and that of San Diego County by providing nursery and habitat areas for fish and wildlife; protecting water quality by removing nutrients; preserving flood and sediment control areas; and creating educational, research, and recreational opportunities.

The Department of Fish and Wildlife has determined that 91% of California's wetlands have been destroyed between the 1780s and the mid 1980s. Efforts to halt wetland loss have had minimal results. Privately owned wetland loss continues in many areas even with aggressive programs to protect them.

#### **POLICIES AND RECOMMENDATIONS**

1. Preserve the integrity, function and long-term viability of environmentally sensitive habitats within the Bonsall Plan Area by integrating preservation of these areas into the project design. Special protection shall be afforded oak and willow riparian, other wetland areas, and coastal and Diegan sage scrub habitats. [CP]
2. Encourage the County to utilize multiple-ratio mitigation, when appropriate, for disturbance of sensitive habitats within the Bonsall Plan Area. [CP]
3. Encourage the creation of "mitigation banks" within the Bonsall Plan Area for development projects, both those within Bonsall and outside the Plan Area. [GEN]

4. Support the creation of a major inland open space system to prevent adverse impacts to remaining Coastal and Diegan sage scrub habitat. [GEN]
5. Avoid the alteration of the natural riparian habitat within the areas located along the San Luis Rey River, Moosa Creek, and Ostrich Farm Creek except when mitigation is imposed that is implemented prior to or phased with the proposed project. [CP]
6. Provide adequate setbacks from all watercourses and drainages to protect property, improve water quality, provide buffer for riparian habitat and wildlife, and enhance aesthetic quality of the riparian environment. [CP]
7. Encourage the retention of existing native vegetation, especially significant trees as outlined by Bonsall Design Guidelines. [CP]  
[L]
8. For any project with identified sensitive biological resources, where biological studies will be required, the study should specifically address wildlife movement corridors and areas of wildlife concentrations whenever applicable. Studies shall attempt to identify where the corridor continues off-site beyond borders of the subject property. [CP]
9. Encourage the protection of coastal sage scrub, oak woodlands, and riparian habitat and other types of wetlands from loss or modification. Road crossings or other disturbances of riparian habitat or other wetlands should be allowed when 1) avoidance alternatives have been considered and determined infeasible, 2) all efforts have been made to minimize harm, and 3) mitigation will be provided. [CP]
10. Preserve and encourage wildlife corridors including buffer areas which are essential to the long-term viability of wildlife populations through open space easements, public acquisition or other appropriate means. The width of the easement will depend on the type of wildlife using the corridor and the natural topography, plus an appropriate (as determined by a certified wildlife biologist) buffer on either side of the corridor, where feasible. [CP]
11. Consider restoration and rehabilitation of former or degraded riparian areas as a form of mitigation. [CP]

## **VISUAL RESOURCES**

### **GOALS**

1. TO PREVENT THE DEGRADATION OF THE HIGH QUALITY AND UNIQUE VISUAL RESOURCES OF THE BONSALL COMMUNITY PLAN AREA AND SAN LUIS REY RIVER VALLEY.

2. PRESERVE THE CHARACTER OF SCENIC NATURAL FEATURES OF THE AREA IN THEIR NATURAL STATE AND PREVENT THE CREATION OF AN URBANIZED LANDSCAPE.

## **FINDINGS**

Bonsall is a rural community consisting of wide, open vistas of beautiful valleys, canyons, and steep boulder strewn slopes with sweeping views to distant hills. There are many unique landforms of special concern to the community such as: Mt. Ararat and the view of Sleeping Indian. The Bonsall Plan Area has a well developed river system, the San Luis Rey River, wetlands and floodplains. The views are enhanced by the many avocado and citrus groves, flower growing nurseries and horse ranches surrounded by white estate rail fences. These and other important visual resources like sparse low density development contribute to the rural character of the community and the quality of life so valued by the residents of Bonsall.

## **POLICIES AND RECOMMENDATIONS**

1. Minimize grading to preserve natural landforms, major rock outcroppings and areas of existing mature trees. [CP]
2. Hillside development shall be integrated with existing topography and landforms. [CP]
3. Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts, whenever feasible. [CP]
4. Visual impacts to disturbed slopes should be reduced by dense landscaping utilizing native plants and other naturalized drought tolerant plants. [CP] [L]
5. Encourage floodplains, watercourses and drainages to be protected and maintained in or, if necessary, restored to their natural, dynamic functional condition with appropriate buffer zones provided. [CP]
6. All cut and fill slopes should be contour graded and/or rock-sculpted in such a way as to visually blend manufactured slopes with the natural landscape. Slope rounding should be on a minimum 100 foot radius. [CP] [DPW]

## **WATER**

### **GOAL**

TO PROTECT AND CONSERVE THE QUALITY AND SUPPLY OF AVAILABLE WATER FROM ALL SOURCES ARE ADEQUATE TO MEET CURRENT AND PROJECTED NEEDS OF BOTH RESIDENTIAL AND AGRICULTURAL USERS IN THE BONSTALL PLANNING AREA.



## **FINDINGS**

The Bonsall Plan Area lies within the area served by the County Water Authority (CWA) with most of the water supplied from the Colorado River. It is likely that San Diego County will continue to experience serious water shortages during dry periods. The Rainbow Municipal Water District (RMWD) reservoirs are part of the Metropolitan Water District (MWD) of Southern California.

Local groundwater includes the Bonsall and Pala basins underlying the San Luis Rey River and water stored in fracture zones and agricultural resources. Water is utilized for both agricultural and domestic use.

Conservation of water is a major concern of this plan, because the local environment is semi-arid. The water supply is limited since water is imported from the Colorado River Project and the State Water Project (Sacramento-San Joaquin Delta). These projects are unpredictable in their ability to supply water due to variations in climatic conditions, and varying water demands by other areas.

Water conservation can be accomplished by maximizing efficiency in utilization of water for agriculture, limiting development, and creating a system for water reclamation.

## **POLICIES AND RECOMMENDATIONS**

1. Promote the use of drought tolerant native plants and other drought tolerant, vegetation free landscaping in new developments. [CP] [L]
2. Promote the use of high efficiency low volume sprinklers and accurate programmable controllers in new and old developments as well as individual residences. [L]
3. Support the concept, if feasible, to store water underground during surplus water years so water can be removed as needed during the drought years. [GEN]
4. Protect surface and ground water supplies from pollution by periodic monitoring of the region to determine if groundwater quality is impacted by sewage systems, septic tanks and leach lines. [GEN]
5. Encourage reuse of water and dual piping systems. [GEN]
6. Encourage storm runoff to be captured and retained in reservoirs for use with reclamation water. [GEN]
7. Encourage the establishment of a California Irrigation Monitoring Information System (CIMS) monitoring station in the Bonsall Planning area. [GEN]

8. Aquifer locations and their watersheds must be considered when siting facilities or reviewing proposed land uses which have the potential to contaminate or otherwise adversely affect these resources. Land uses or facilities which have the potential to jeopardize these resources should be discouraged. [GEN]

## **7. PARKS & RECREATION**

### **GOALS**

1. PROVIDE A BALANCED SYSTEM OF LOCAL, NEIGHBORHOOD, AND COMMUNITY PARKS, OPEN SPACE, RIDING AND HIKING TRAILS, WITH BOTH INDOOR AND OUTDOOR RECREATION FACILITIES AND SERVICES WHICH WILL INCORPORATE THE OUTSTANDING NATURAL FEATURES OF THE PLAN AREA, AND MEET THE NEEDS OF THE RESIDENTS OF THE BONSCALL COMMUNITY.
2. ENCOURAGE RECREATIONAL USES AND ACTIVITIES WHICH ARE COMPATIBLE WITH AND PRESERVE THE RURAL LIFESTYLE VALUED BY BONSCALL RESIDENTS. PROTECT SAFETY AND TRANQUILITY OF PRIVATE RESIDENCES FROM ADVERSE IMPACTS TO REGIONAL RECREATIONAL ACTIVITIES.
3. ENSURE THAT REGIONAL PARK FACILITIES ARE COMPATIBLE WITH THE RURAL CHARACTER OF THE COMMUNITY AND THAT THEY ENHANCE THE RECREATIONAL EXPERIENCE OF RESIDENTS.

### **FINDINGS**

There are no public parks in the planning area.

Guajome Regional Park in the adjacent city of Oceanside serves the Bonsall community regional park needs.

The Bonsall Planning Area has limited public land available for conversion to recreational use. Therefore, land acquisition will be necessary.

Generally, there are three types of parks: Regional, Community and Neighborhood. The parks and recreational needs of a rural community such as Bonsall are somewhat different from those of more urbanized areas. The estate residential settlement pattern provides abundant private open space. Hillside and streambeds are retained in their natural state without allowing public access. The various homeowners associations often provide parks and other recreational facilities for their members. Thus, there is less need for open space than in urban areas. However, a high level of need does exist for active type park uses.

Regional parks within the County are funded by the County General fund and local parks are funded by the Park Lands Dedication Ordinance, grants, and other sources. These funding sources to date have been inadequate to successfully fulfill the park goals as set forth in the adopted Recreation Element of the County General Plan. The burden on these funds from continued growth and development will make existing goals more difficult to achieve, thus requiring additional funding.

There are several alternative methods of acquiring land for public parks. Acreage required can be obtained through:

- a. Fee Purchase.

- b. Less than fee purchase which includes leases and easements.
- c. Donations and life estates.
- d. Dedications.
- e. Land trades.
- f. Federal and State park funding programs.

#### **PROPOSED PARK LOCATIONS:**

Three areas have been identified as potential locations for future acquisition and development of parks. These general locations will have a "P" placed on the Bonsall Community Plan Map in order to inform interested persons or organizations which may assist in the developing of these areas. The three locations with a list of potential uses are as follows:

1. The proposed park is in the vicinity of the Mission Road and Highway 76 intersection. The County currently has a road maintenance station and excavation operation east of the River Village shopping center. Once the County is finished with the extraction, one of the potential reclamation plans would be to develop it into a community park. The proposed park will consist of approximately 40 acres and will provide a combination of recreational uses. The uses may include a community center, amphitheater, senior center, ball fields, and play equipment.
2. The proposed park is in the vicinity of and includes the Old Bonsall Bridge, which is near the intersection of Old River Road and E. Vista Way. The acreage of this park has not been determined due to the potential of a linear type trail network along the San Luis Rey River. This park could include an equestrian staging area, equestrian and walking trails, community center, picnic grounds, and a cultural center. This area has the potential of joint use between CalTrans ownership, public ownership, and private land to create a functional and creative use of the land.
3. The third general area proposed for a park is near the intersection of Camino del Rey and Camino del Cielo. This park could be used for active uses such as ball fields, play fields, and outdoor community activities such as art shows, dog shows, or weekend fairs.

#### **POLICIES AND RECOMMENDATIONS:**

1. Prior to the expenditure of Parklands Dedication Ordinance (PLDO) funds for local park development in the Bonsall Planning Area, a funding agency such as a Community Services District (CSD), Community Service Area (CSA), or other taxing agency or non-profit organization must be identified for local park maintenance and operation services. [DPR]

2. Encourage the development of local park and recreation facilities in conjunction with local school facilities by establishing joint powers agreements to promote joint development operation and maintenance. [DPR]
3. Encourage the acquisition and development of park lands which will protect outstanding scenic and riparian areas, cultural, historical and biological resources. [DPR]
4. Encourage the utilization of all potential sources of funding and aid that will improve the viability of youth recreational facilities and educational activities of all age groups. [DPR]
5. Encourage the use of school sites for active recreation. [DPR]
6. Encourage volunteer organizations to participate in the development and maintenance of parks and support facilities. [GEN]
7. The County and the community will cooperate to provide a community park to include, but not be limited to, the following facilities: community center, open play areas, picnic areas, ballfields, and court game areas. [DPR]
8. The San Luis Rey River and other wetlands will be incorporated into park areas for recreational, educational, and preservation purposes whenever possible. [DPR] [CP]
9. Recreational facilities when located adjacent to wetlands will include appropriate wetland preservation buffers. In this way, park land can provide a transition to the wetland buffer area and buffers can be used for additional passive recreational uses as permitted. [DPR]
10. Sand mining reclamation plans will be designed in such a way as to include potential recreational use as well as habitat restoration whenever feasible. [CP] [DPR]
11. Establish priorities and encourage the early acquisition of park lands to minimize public cost. The County will work with the community to implement a park acquisition program which will use all possible acquisition and funding mechanisms. [DPR]
12. The County will support the further development of community parks in Bonsall according to standards set forth in the Recreation Element. [DPR]
13. All park lands dedicated in conjunction with the development of a Specific Plan Area will consist of a reasonable amount of contiguous flat land suitable for play fields and other similar local park activities. However, this will not preclude the possibility of portions of large parcels to be more topographically varied and suitable for trails, picnicking and other similar activities. [DPR]

14. Promote the location of a cultural information center in Bonsall to facilitate community understanding of the region's cultural history.  
[DPR]

BONSALL\TEXT-aeb;dld;jcr;jb

**SCENIC PRESERVATION GUIDELINES  
I-15 CORRIDOR DESIGN REVIEW BOARD**





I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES

TABLE OF CONTENTS

	<u>Page</u>
APPLICATION.....	2
EXEMPTION.....	2
MAP.....	3
OBJECTIVE.....	4
STANDARDS.....	4
I.    Site Design.....	4
A.    Site Planning Standards.....	4
B.    Parking and Circulation Design Standards.....	5
C.    Site Lighting Standards.....	6
D.    Landscape Design Standards.....	6
E.    Public Utilities and Safety Standards.....	7
F.    Development Standards for Steep Topography and Natural Features.....	8
II.    Architectural Design.....	9
IMPLEMENTATION.....	10
PERIODIC REVIEW.....	11

## APPLICATION

The Scenic Preservation Guidelines contained in this manual apply to the unincorporated portion of the I-15 Corridor extending from the northern Escondido city limits to the Riverside County line (see vicinity map next page). Property affected is more specifically identified by a "B" Design Review Area Special Designator applied to their zones. The "B" designator requires the preparation of a site plan for any type of development permit, including building permits for single-family dwellings, in accordance with these guidelines and as further described in Section 5750 through 5799 of the County Zoning Ordinance. Such site plans are to be reviewed in part by a Design Review Board established especially for this purpose.

More detailed design criteria shall be developed for Specific Plan Areas and other areas along the I-15 Corridor where it is deemed appropriate. Such additional criteria are to be prepared by the Design Review Board, the affected planning groups, and Department of Planning and Land Use staff jointly.

## EXEMPTIONS

These guidelines do not apply to alterations to the interior of structures which are not visible from the outside (Section 5756 of the County Zoning Ordinance) nor to minor alterations, reconstruction for the purpose of maintenance, and construction or expansion of accessory structures (Section 5757).


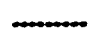
RIVERSIDE

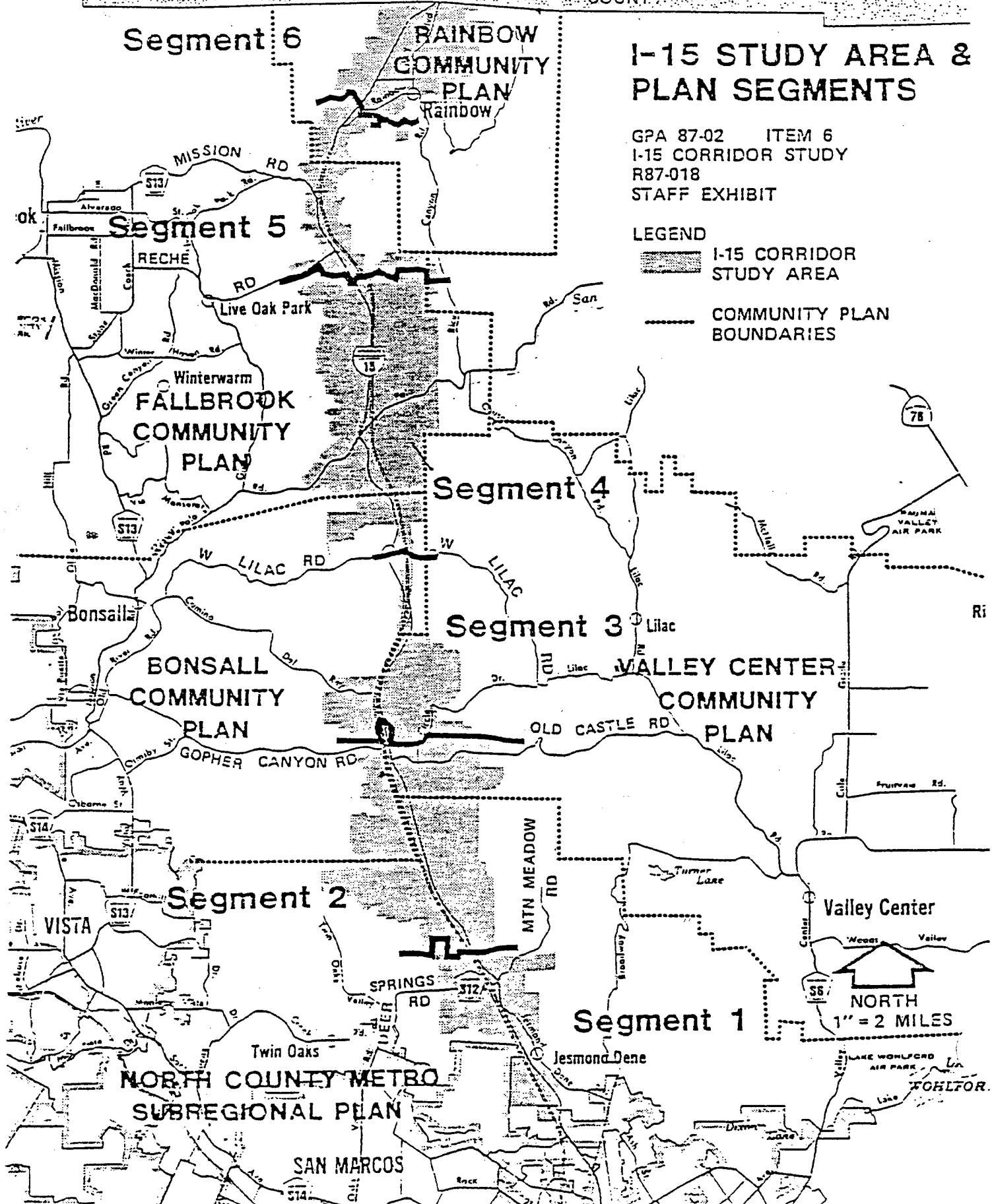
COUNTY

# I-15 STUDY AREA & PLAN SEGMENTS

GPA 87-02 ITEM 6  
I-15 CORRIDOR STUDY  
R87-018  
STAFF EXHIBIT

## LEGEND

-  I-15 CORRIDOR STUDY AREA
-  COMMUNITY PLAN BOUNDARIES



## OBJECTIVE:

The purpose of the following scenic and planning quality guidelines is to: (1) protect and enhance scenic resources within the I-15 Corridor planning area while accommodating coordinated development which harmonizes with the natural environment; (2) establish standards to regulate the visual quality and the environmental integrity of the entire corridor; and (3) encourage scenic preservation and development practices compatible with the goals and policies of the five community and sub-regional planning areas encompassed by the I-15 Corridor area, when appropriate.

## STANDARDS:

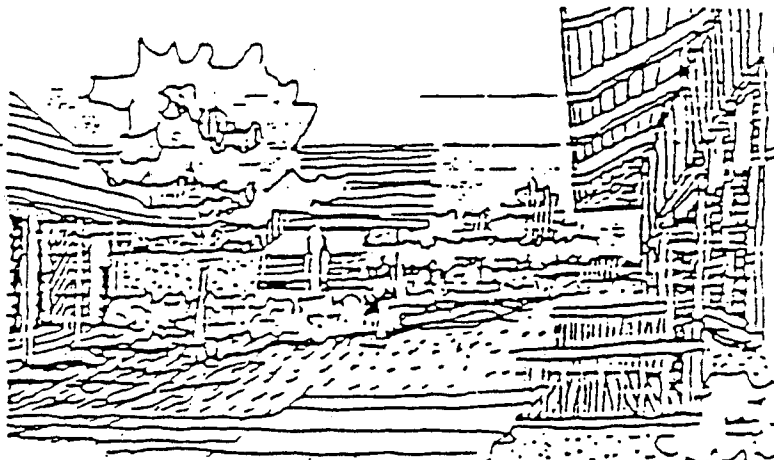
These standards address man-made and natural features which affect the scenic quality of the I-15 Corridor area.

### I. SITE DESIGN

#### A. Site Planning Standards:

1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects and preserve the view-sheds, natural topographic features and natural watercourses.
2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.
3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.

ILLUSTRATION 1



Recognize the importance of spaces between buildings.

4. Building orientation shall take maximum advantage of existing views and create view corridors.
5. Ridgeline projects can be highly sensitive and are generally discouraged;
  - a. Ridgeline projects shall maintain a low profile appearance and the natural physical character of the ridgeline shall be substantially maintained;
  - b. Ridgeline projects shall be limited to one story;
  - c. Ridgelines that have been graded or disturbed shall be supplemented with a sufficient amount of trees, shrubs and ground cover to minimize visual impacts resulting from such disturbances.
6. A combination of earth berm and/or wall techniques shall be provided to buffer noise.

**B. Parking and Circulation Design Standards:**

1. Use of public right-of-way for service loading/unloading shall be avoided. Adequate on-site service and delivery areas, including provisions for circulation, shall be provided. Service areas shall be separated from building entrances and public access areas when possible. Storage and loading areas shall not be located in the front yard.
2. Project entries shall provide for safe and efficient circulation;
  - a. Project entries and the transition from major circulation routes into the project interior shall be accomplished through the use of landforms, open space, landscape plantings and architectural elements (i.e., walls, signs, etc.);
  - b. The number of driveway entrances into parking area from public streets shall be minimized. Use of common easements for parking and circulation systems integrated between properties shall be encouraged.
  - c. Safety lighting shall be provided at all street intersections and on project drives, entries, walkways and parking areas.
3. Parking areas or structures shall be designed as integral components of the overall design of specific projects. Parking areas shall be bermed or screened from street views where possible.

4. Development of bikeways shall be encouraged.
5. Separation of pedestrian and bikeway/automobile traffic throughout a project shall be provided where feasible.
6. Definition of pedestrian paths and crossing shall be developed through the use of differing paving material or painting/coloring techniques.
7. Complete access for emergency (police, fire and ambulance) services to structures shall be provided as required.

C. Site Lighting Standards:

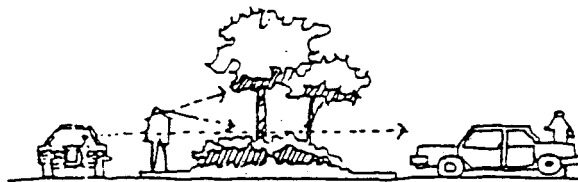
1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to Mt. Palomar Observatory;
  - a. Site lighting shall be limited to that necessary for security, safety and identification and shall be integrated with project landscape design.
  - b. Excessive building or site lighting for decorative purposes shall be discouraged.
2. Site lighting plans that conflict with the character of the community shall be discouraged.

D. Landscape Design Standards:

1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking and service areas located in view-shed areas.
2. Project boundary landscaping shall complement adjacent landforms and plant materials.
3. Landscape plans shall utilize native and drought-tolerant plants where possible, per the plan list proved by County staff.
4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale;
  - a. Trees shall be encouraged to soften the visual impact of vehicular circulation and parking areas and relieve them from heat build-up. Trees shall be placed away from entrances to buildings, parking lots and street intersections for visibility and safety where possible.

- b. Low scale plantings shall be located adjacent to driveway entrances and street corners where possible and shall not obscure driver visibility.
- c. Parking areas shall be visually screened with peripheral landscaping wherever feasible. Exposed vehicular use areas shall include a minimum of 10% of the paved areas in landscaping, dispersed throughout the parking area.

ILLUSTRATION 2



Use shrub planting, low walls, earth berms and tree planting to give eye level relief at parking areas.

- 5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.
- 6. A "greenbelt" shall be provided in view-shed areas for accommodation of bikeways and/or footpaths.
- 7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.
- 8. Earth berms shall be rounded and natural in character where possible, designed to obscure undesirable views.
- 9. Major strands of native trees shall be preserved.

E. Public Utilities and Safety Standards:

- 1. New development projects shall be phased with the provision of adequate fire protection services.
- 2. Fire prevention and suppression in the design of all new projects shall be encouraged.
- 3. Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.

4. The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the view-shed areas.
5. Transformers and related utility components shall be placed in vaults or be screened with retaining wall and/or plantings and located to avoid conflict with pedestrian paths.

F. Development Standards for Steep Topography and Natural Features:

1. Extensive grading of slope areas within view-sheds shall be minimized;
  - a. Re-vegetation and erosion control shall be provided in all newly graded areas.
  - b. Grading during the wet seasons (November to March) shall be discouraged.
2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity and rock outcroppings shall be respected and preserved.
3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques and in the configuration, size and placement of lots.
4. The arrangement of building sites to optimize and retain significant view-sheds shall be encouraged.
5. The protection and preservation of the public use of on-site vista points shall be encouraged.
6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.
7. Natural watercourses shall be protected and existing watershed and groundwater resources shall be conserved.
8. "Any grading above 25% slope will blend with the surrounding area and be landscaped appropriately to look natural."



## II. ARCHITECTURAL DESIGN

- A. Building forms, materials and colors shall complement adjacent topography, landscape and buildings in the area.
  - 1. Architectural harmony with the surrounding community shall be achieved, through the use of natural appearing materials and complementary styles.
  - 2. Colors for primary building forms shall be coordinated with landscaping materials. Earth tones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.
  - 3. Building materials used shall convey a sense of permanence and quality.
  - 4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements, with consideration given to colors and pattern of roofing materials .
  - 5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.
- B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations and, where feasible, be integrated into the existing topography.
  - 1. The use of detail treatments in roof forms, windows and entries shall be encouraged.
  - 2. Roof-mounted satellite dishes, solar systems, ventilation ducts and other mechanical equipment shall be integrated into the architectural design, and be screened where visible from adjacent properties or high elevations.
  - 3. Building forms shall be scaled to step up and down from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided where possible.
- C. Signage shall not adversely impact the environmental and visual quality of the area.
  - 1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.

2. All signs shall be kept as low to the ground as possible.
3. Signs shall be used for identification, not advertisement.
4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.
  - a. Signs shall be part of a comprehensive graphic program for each project.
5. Signs shall be predominately natural materials, non-moving, externally illuminated.
6. Off-premise signs shall be prohibited except for temporary real estate directional, community identification and directional signs, as specified in Section 6207 of the County Zoning Ordinance.

#### IMPLEMENTATION

A Design Review Board shall be established by the Board of Supervisors, pursuant to Ordinance 7134 (New Series) of the County Administrative Code, to review required site plans for conformance to these scenic preservation guidelines, and to advise County staff accordingly. This Board shall have representation for each of the affected plan areas, preferably with expertise in design, architecture, landscape architecture and land use planning. Each Design Review Board member shall report to the respective planning group any site plan deemed of sufficient interest or importance to warrant planning group consideration. "The Design Review Board members shall report to the respective planning group any site plans other than single family dwellings."

#### PERIODIC REVIEW

These scenic preservation guidelines and review procedures shall be subject to periodic evaluations. Any proposed changes shall be reviewed by the Design Review Board, the affected planning groups, and County staff before being presented to the Planning Commission and the Board of Supervisors.

## INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN

### GENERAL DESCRIPTION

The Interstate 15/Highway 76 Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land located within the four quadrants of the I-15/SR 76 interchange area. Because of its location at the intersection of an interstate highway and a major state highway, it is anticipated that this area will become a logical node of future development. The principal land use components of the proposed plan include the adopted Campus Park/Hewlett-Packard Industrial/Research Park Specific Plan, a possible modification of the "Pappas" ownership in that Specific Plan to convert approximately 100 acres of mobilehome park to an industrial/research park use (with a similar type of development as proposed on the Hewlett-Packard Park ownership) or to retain it for residential uses. Also proposed are residential areas to meet some of the anticipated housing needs of the community and the industrial park, supporting neighborhood commercial areas, parks, trails and open space. The overall residential density of the proposed plan would be .81 dwelling unit per acre, based on the total acreage within the Master Specific Plan Area, with a maximum of 956 dwelling units. Considering only the areas designated for residential uses (and deleting the 270 lots on 98 acres from Tentative Map 4249-1; see below), the resulting density would be 1.73 dwelling units per acre. No "clustering" of residential uses would be allowed beyond that already authorized in approved maps, permits, or Specific Plans. Additional housing to support anticipated industrial and commercial employment needs would come from the surrounding Fallbrook community and Rancho California to the north in Riverside County. A minimum parcel size of 15,000 square feet would be permitted, on land with less than 15 percent slope only.

Preliminary analysis of the MSPA indicates that the areas does not presently have the necessary service, utility and road infrastructure to support the entire proposed plan; therefore, a final land use plan should not be adopted until further studies are carried out to identify the detailed needs of the plan area and appropriate methods to support those needs. These studies should consider the local as well as regional consequences of the proposed uses. The studies may indicate a need to modify the target land uses. These studies will be carried out by County staff and/or consultants but funded by the land owners within the Master Specific Plan Area. Provisional zoning with a 20 acre minimum lot size will be applied as a holding zone until final zoning and the Master Specific Plan (with component Specific Plans) are adopted by the Board of Supervisors.

The Master Specific Plan process is suggested because: 1) it appears to be a logical vehicle for an integrated planning approach where all the necessary facilities and services are not currently available; and 2) the Specific Plan process is defined in state law and is often used for planning of large blocks of land where control beyond the General Plan level is appropriate.

## IMPLEMENTATION

Additional studies need to be conducted for the properties within the Master Specific Plan Area before the recommended land use designations are finalized by the Board of Supervisors. These studies include the following (detailed further on pages 3-5): 1) traffic analysis; 2) facilities financing plan; 3) market analysis; 4) San Luis Rey River Plan; 5) detailed dark sky policy implementation procedures; 6) more detailed design guidelines developed in conformance with the I-15 Corridor Scenic Preservation Guidelines; and 7) a park and open space/trails plan. These studies will analyze the proposed plan and determine the necessary infrastructure to support the suggested planned development. In addition, the studies will determine how and when the needed services, utilities and roads can be built, and establish a financing and phasing plan to construct these improvements as needed. The studies may indicate that some of the land uses suggested here have unacceptable impacts on the infrastructure and environment and may recommend that this proposed plan be modified. These modifications would be considered by the Planning Commission and Board of Supervisors in adopting the final Master Specific Plan and its component Specific Plans.

## INTERIM ZONING

The Master Specific Plan Area is recommended to be zoned as a Holding Area Use Regulation (S90) until the necessary supporting technical studies are carried out and the Master Specific Plan Area and its implementing zones are adopted by the Board of Supervisors after later public hearings. The County Zoning Ordinance, Section 2900, states that "...this zone [S90] is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and utilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other data. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development."

Until the Master Specific Plan is adopted by the Board of Supervisors, and the land contained therein appropriately zoned to implement the Master Specific Plan land uses, only the land uses allowed in the S90 Use Regulation as defined by Sections 2900-2908 in The Zoning Ordinance shall be allowed, with a minimum lot size of 20 acres.

The entire Master Specific Plan Area shall have a Special Study Area Regional Category.

Development shall also be in accordance with all County goals, objectives and policies, including the County General Plan and Board of Supervisors Policy I-59 (Large Scale Project Review). Except for the pipeline provisions contained in the County General Plan, County Zoning Ordinance (Section 1019), and the Subdivision Ordinance (Section 81.102.13.1), all properties within the proposed Master Specific Plan Area must comply with the conditions contained herein, unless those uses or rights are already vested.

It is anticipated that the detailed studies required to produce the Master Specific Plan will further define the appropriate land uses within the project area, describe and schedule the infrastructure elements and specify the detailed measures needed to support and/or mitigate the potential adverse effects of these uses. Any further implementation beyond the S90 Holding zone towards the target land uses and suggested residential densities will depend on the completion of the Master Specific Plan. Until its adoption and subsequent rezoning by the Board of Supervisors, no change in land use beyond the 20 acre minimum lot size will be allowed.

#### NECESSARY SUPPORTING STUDIES

##### A. River Plan

The Master Specific Plan Area is bisected by the San Luis Rey River which contains valuable riparian vegetation and sand resources, but which also poses potential flood threats to man-made improvements within the river. A comprehensive river plan shall be prepared which defines the boundaries of the river and the floodplain. It shall address the preservation of natural resources and identifies measures to protect the River's resources and existing or needed improvements against potential hazards. This planning study shall be integrated to the fullest extent feasible with the Least Bell's Vireo Comprehensive Species Management Plan and Habitat Conservation Plan for the San Luis Rey River, currently being developed by the San Diego Association of Governments (SANDAG). To the extent possible, the floodplain shall be preserved as permanent open space and the watercourse shall be kept natural except for on-going legally permitted uses. No alteration to the floodway or floodplain should be allowed if it is found to have adverse downstream impacts.

##### B. Traffic Study

A model-based detailed subarea traffic analysis must be completed and approved for the entire Master Specific Plan Area, concentrating on the type and timing for improvements in the State Route 76 and the Interstate 15 interchange area. This study shall determine the ultimate traffic impact on the affected road network and the needed amendments to the Circulation Element. Such amendments shall be completed and

development plans conditioned accordingly as part of the Master Specific Plan implementation.

C. Facilities Financing Plan

A facilities financing plan acceptable to the Department of Planning and Land Use shall be required as part of the preparation of the Master Specific Plan. The plan shall investigate the needed public services and facilities, current and proposed capacities, required annexations, financing methods proposed and appropriate phasing of these improvements. Development agreements, if necessary or appropriate, shall be an integral part of this facilities plan.

D. Phasing Plan

A phasing plan shall be prepared timing all proposed developments to the stipulations of the facilities financing plan.

E. Market Analysis

As part of the Master Specific Plan, a market analysis shall be required for each of the development plans, showing the type, size, period and rate of development that can be expected to occur as justification for each project. This analysis shall evaluate the fiscal impact of each proposed project and the combined Master Specific Plan on the County government and the service agencies.

F. Dark Sky Policy

Due to this area's proximity to the Palomar Observatory, the proposed Master Specific Plan shall develop implementation guidelines in conformance with the Astronomical Dark Sky Policy as contained in the Conservation Element of the County General Plan. The implementing Specific Plans shall be conditioned to require restrictions on lighting design and placement, operating hours for exterior lights, mitigation through landscaping and other measures deemed appropriate at the time the Specific Plans are reviewed.

G. Design Guidelines

All development proposals within the Master Specific Plan Area shall conform to the I-15 Corridor Scenic Preservation Guidelines. In addition, more detailed design guidelines shall be prepared for this Master Specific Plan Area by the Design Review Board established for the I-15 Corridor Area. This design study should specifically address the appropriate lot sizes, design standards, and potential mitigation measures to areas within the Master Specific Plan Area.

H. Park/Open Space

A park/open space and trails study will be requested in conjunction with the other required studies to establish an integrated park, open space, and trails plan for the Master Specific Plan Area. The San Luis Rey River should serve as a primary focus for this plan.

PROPOSED LAND USES

Recommended County General Plan Regional Category

1. Special Study Area (SSA): This category is being applied on an interim basis because development should be restricted pending completion of the detailed studies being required for the Master Specific Plan Area.

Recommended Master Specific Plan Land Uses (Permitted only after necessary studies, environmental review and confirmation by adoption of a Master Specific Plan by the Board of Supervisors. It is anticipated that each ownership would be implemented by individual Specific Plans):

1. Hewlett-Packard "Campus Park": (Areas B and C of Specific Plan 83-01) consists of 327 acres, of which 83 acres are designated industrial/research park and associated parking and 10.5 acres for neighborhood commercial. Areas B and C of this adopted Specific Plan are not proposed for any change except that the plan should only be implemented after the required future studies are carried out.
2. Pappas/Campus Park: 100 acres (Areas A and D of Specific Plan 83-01) is recommended to be studied for two separate uses including the present mobilehome park and variable residential use designations on the approved Specific Plan and industrial, with specific uses and intensity to be determined through the Master Specific Plan. This location currently has a high ambient noise level, which is expected to increase with increased traffic and development of the Hewlett-Packard site, and other areas along the I-15 Corridor.

If the proposed use is approved after the required studies, the Master Specific Plan would require the amendment of the existing Hewlett-Packard Campus Park Specific Plan.

3. Robert Pankey Property: 92 acres, designated (21) SPA (2.75), potentially allowing as many as 253 dwelling units pending review under the required studies.
4. Edgar Pankey Property: 90 acres designated (21) SPA (2.75), potentially allowing as many as 157 dwelling units (assuming approximately 33 acres are in the floodplain and will not be developed).

5. Lake Rancho Viejo: (Specific Plan 81-02), 469 acres currently designated for 816 mobilehome/manufactured units, open space and agriculture. Within Lake Rancho Viejo, Phase I of TM 4249 (P81-023) has been approved as a Final Map for 270 dwelling units on 98.8 acres, and is considered vested. The Master Specific Plan should consider no change in the total number of dwelling units for the remainder of Lake Rancho Viejo (370 acres). In addition, in order to conserve the valuable riparian associated resources west of Interstate 15 on the Lake Rancho Viejo property, it is recommended that the floodplain and immediate uplands be reserved as permanent open space. The resultant project, excluding the 98.8 acre vested Phase I of TM 4249 for 270 dwelling units, would allow 546 dwelling units on the remaining 370 acres, with a gross residential density of 1.48 dwelling units per acre. For this ownership, a provisional zone is being applied which would allow the approved map to guide the development. If any substantial changes are proposed, or changes which require a new map or permits, the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project which may be proposed within an amendment to the Specific Plan or a rezone should be examined in the facilities study and any necessary future California Environmental Quality Act (CEQA) review.
6. Jenkins Property: 57 acres is proposed for (21) SPA (RV), with the ultimate land use proposed as a recreational vehicle park. The Master Specific Plan shall particularly address the potential realignment of SR 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.
7. North American Resorts Property: 37 acres, proposed as (24) Impact Sensitive (allowing 1 dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan Element of the proposed Master Specific Plan.
8. Jones Property: 34 acres, proposed as (21) SPA (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

Approximately three to four acres of the most level area (portion of Parcels 1 and 2) would be developed as General Commercial (freeway-oriented).



The balance of the property (Parcels 3 and 4, portion of Parcels 1 and 2) would be designated Open Space in order to provide permanent buffers to surrounding existing uses.

ELE-TXT\I-15CORR.PLN